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ORDINANCE NO. 175981

CPC-1998-10

EFF. 7-3-04

An ordinance amending Section 12.04 of the Los Angeles Municipal Code  
by amending the zoning map.

THE PEOPLE OF THE CITY OF LOS ANGELES DO ORDAIN AS  
FOLLOWS:

Section 1. Section 12.04 of the Los Angeles Municipal Code is hereby  
amended by changing the zones and zone boundaries shown upon a portion of the zone  
map attached thereto and made a part of Article 2, Chapter 1 of the Los Angeles  
Municipal Code, so that such portion of the zoning map shall set forth the zones and  
height districts as if they are set forth on the maps entitled "Zone/Height District Change  
Ordinance Map", and Ordinance Table I attached hereto and incorporated herein by this  
reference.

WESTCHESTER-PLAYA DEL REY COMMUNITY PLAN UPDATE

ORDINANCE TABLE I - ZONE AND HEIGHT DISTRICT CHANGES

SUB AREA NO.	EXISTING ZONE AND HEIGHT DISTRICT	NEW ZONE AND/OR HEIGHT DISTRICT	GENERALIZED LOCATION (See Ordinance Maps for detail.)
20	R1-1 and R3-1	OS-1XL	Channel entrance to Marina del Rey
40	R3-1	[Q]R3-1XL	North terminus of del Rey Lagoon
60	R3-1	OS-1XL	East side of Pacific Ave between 65 <sup>th</sup> St. and 66 <sup>th</sup> St.
80	R3-1	OS-1XL	East side of Pacific Ave south of 66 <sup>th</sup> St.
100	C2-1	[Q]C4-1VL	West side of Pacific Ave between Convoy St. and Culver Bl.
110	C2-1D	OS-1XL	Titmouse Park
120	C2-1D	[Q]C4-1D	North side of Culver Blvd. between Nicholson St. and Pershing Dr.
130	C2-1 and C2-1D	[Q]C4-1VL	North and south sides of Culver Blvd. between Pershing Dr. and Pacific Av.
135	C2-1	[Q]C4-1VL	South side of Culver Bl. between Nicholson St. and Pershing Dr.
160	C2-1	C2-1VL	East and west sides of Pershing Dr. between Campdel St. and Talbert St.

200	R1-1	OS-1XL	North side of Waterview St. at Trask Ave.
230	M1-1, [T][Q]M1-1VL and M3-1	PF-1	Hyperion Water Treatment Plant
280	C2-1	C2-1VL	North side of Manchester between Tuscany Ave. and Gulana Ave.
320	C2-1	R3-1	South side of Manchester between Falmouth Ave. and Gulana Ave.
360	R1-1	PF-1	East side of Gulana Ave. at Talbert St.
400	CR-1 and (Q)CR-1	C1.5-1VL	South side of Manchester Ave. east of Saran Dr.
410	[Q]R4-1	[Q]R4-1	LMU site north of 80 <sup>th</sup> St. between Fordham Rd and McConnell Ave.
420	R1-1	[Q]R4-1	LMU site north of 78 <sup>th</sup> St. between Altavan Ave. and Fordham Rd.
440	(Q)C4-1	[Q]R4-1	LMU site, LMU Dr. between Lincoln Blvd and Altavan Ave.
500	(Q)R4-1, CR-1, C2-1, (Q)C2-1, P-1, PB-1, PB-2 and (Q)P-1	[Q]C4-1	Generally, east and west sides of Lincoln Bl. between 83 <sup>rd</sup> St. and Manchester Av.; the west side of Lincoln Bl. between Manchester Av. and Westchester Pkwy.

560	M1-1	[Q]PF-1XL	East side of Lincoln Bl. at La Tijera Bl.
580	M1-1	[Q]PF-1XL	East side of Lincoln Bl. at La Tijera Bl.
660	C2-1	[Q]C2-1VL	NE and NW corners of Manchester Ave. and Emerson Ave.
680	[Q]C2-1	[Q]C2-1VL	SW corner of Manchester Ave. and Emerson Ave.
800	M1-1	[Q]M1-1VL	North and east sides of Arizona Pl., south of Arizona Cir.
802	M1-1	[Q]M1-1VL	South and west sides of Arizona Pl.
804	M1-1	[Q]M1-1VL	NW side of Arizona Cr. at Arizona Pl.
806	M1-1	[Q]M1-1VL	North side of Arizona Cr. at Arizona Ave.
820	M1-1	C4-1	West side of Sepulveda Bl. between Centinela Ave and Center Dr.
830	[T][Q]MR1-1 and R1-1	[Q]C4-1XL	West side of Sepulveda Bl at Center Dr.
840	M1-1	R1-1	Between Arizona Ave. and Sepulveda Bl. at Center Dr.
860	R3-1	RD1.5-1XL	An area generally bounded by Arizona Av. 74 <sup>th</sup> St, Sepulveda Bl. and 75 <sup>th</sup> St

880	R4-1	[Q]R4-1	An area generally bounded by Arizona Ave., 75 <sup>th</sup> St., Sepulveda Bl, and 75 <sup>th</sup> Pl.
980	R3-1	RD1.5-1XL	Alverstone Av. Between 79 <sup>th</sup> St. and 80 <sup>th</sup> St.
1020	C2-2D	C2-1	NE and NW corners of Manchester Av. and Sepulveda Bl.
1040	C1-2, C2-1 C2-2, C2-2D, (T)(Q)C2-2, and (Q)C2-1	C2-2D, [Q]C2-1 and [Q]C2-2D	An area generally bounded by Manchester Av., La Tijera Bl., Sepulveda Eastway, Sepulveda Bl. and Sepulveda Westway.
1041	C1-1	C2-1	An area generally bounded by Manchester Av., La Tijera Bl., Sepulveda Eastway, Sepulveda Bl. and Sepulveda Westway.
1042	C1-2D	C2-2D	An area generally bounded by Manchester Av., La Tijera Bl., Sepulveda Eastway, Westchester Pkwy. and Sepulveda Bl.
1100	C2-1	PF-1	NE corner of La Tijera Ave. and 74 <sup>th</sup> St.
1120	C2-1 and R1P-1	C2-1VL	NW, SW, and SE corners of La Tijera Ave and 74 <sup>th</sup> St.
1180	C2-1	PF-1	NE corner of Airport Bl. and La Tijera Av.
1220	C2-1	C2-1VL	NW, SE, and SW corners of Airport Bl. and La Tijera Av.

1240	C2-1	[Q]C2-1VL	NW corner of Manchester Av. and La Tijera Bl.
1280	R2-1	R1-1	East side of Barnsley Av. between Kittyhawk Av. and 83 <sup>rd</sup> St.
1320	M1-1	PF-1	NW corner of Manchester Av. and Osage Av.
1330	M2-1	PF-1	SE corner of Osage Av. and 83 <sup>rd</sup> St.
1360	C2-1	C2-1VL	SE corner of Manchester Av. and La Tijera Bl.
1420	C2-1	[Q]C2-1VL	South side of Manchester Av. from the SW corner of Airport Bl to the SW corner of Belford Ave.
1440	C2-1	[Q]C2-1VL	South side of Manchester Av. from the SW corner of Ramsgate Av. to the SW corner of Bellanca Ave.
1520	M2-1	MR1-1	West side of Bellanca Av. south of Manchester Av.
1540	M1-1	MR1-1	NW corner of Arbor Vitae and Bellanca Av.
1580	[Q]C2-1	M1-1	SE corner of Airport Bl. and Arbor Vitae St.
1620	C2-1 and [Q]M2-1	C2-2	South side of 96 <sup>th</sup> St. between Sepulveda Bl and Airport Bl.

1640	C4-1, C4-2, C2-1 C2-2, QC2-2, (Q)C2-2, (Q)C2-2D, (T)(Q)C2-2D, P-1, PB-1, and PB-2	C2-2	North side of Century Bl. between Sepulveda Bl. and Aviation Bl.
1720	R1-1	PF-1	NE corner of 98 <sup>th</sup> St. and Isis Av.
1740	C4-1, (T)(Q)C4-1, (Q)C4-1, C2-1, (Q)C2-1, and (Q)P-1	C2-2	North side of Century Bl. between Aviation Bl. and La Cienega Bl.
1760	M2-1	C2-2	South side of Century Bl. between Aviation Bl. and Concourse Way
1780	(Q)C2-1	C2-2	SE corner of Century Bl. and Concourse Way.
1800	C2-1 and C4-1	C2-2	South side of Century Bl. west of La Cienega Bl.
1820	[Q]C2-1	M2-1	NE corner of Concourse Way and 102 <sup>nd</sup> St.
1880	R1-1	A1-1	West side of La Cienega Bl. between Fairview Bl. and 64 <sup>th</sup> St.
1900	R3-1, C2-1 and P-1	C2-1VL	NW corner of La Cienega Bl. and La Tijera Ave
1920	M1-1	C2-1VL	NW corner of Centinela Av. and La Cienega Bl.
1940	C2-1 and R3P-1	C2-1VL	An area generally bounded by Centinela Av., La Cienega Bl., Knowlton St., La Tijera Bl., and Alvern Cir.

Section 2. The intent of this Ordinance is to change the zones and height districts of property in the Westchester-Playa del Rey Community Plan area. Because of the numerous parcels affected by this program in the Westchester-Playa del Rey Plan area, the City Council has approved this form of ordinance which utilizes subarea designations, tables and maps to establish the location of the affected properties and to make the necessary changes.

Each subarea listed in the attached Ordinance Table I is shown on the attached maps entitled "Zone/Height District Change Ordinance". The Table for Section 1 also sets forth a description of the subarea under the column "Subarea Location" to assist in the location of the boundaries of the area being rezoned. References in this ordinance to "Cadastral" maps are to such maps maintained on file by the Department of Building and Safety.

References in Ordinance Table I under the column "Existing Zone and Height District" are to the zoning classification and height district classification applicable to the property prior to the adoption of this ordinance. Such references are for informational purposes only to assist in the location of the boundaries of the area being zoned. In Ordinance Table I, the column, "New Zone and/or Height District" sets forth the change of zone and/or height district effectuated by this ordinance.

Section 3. Pursuant to Section 12.32 of the Los Angeles Municipal Code, the following limitations are hereby imposed upon the use of the properties in the Subareas listed below, as more completely described in Ordinance Table I above, which properties are subject to the "Q" Qualified Classification Limitations as indicated in Ordinance Table II below.



Limitations imposed upon the use of property subject to the permanent "Q" Qualified Classification are imposed pursuant to Section 12.32K of the Los Angeles Municipal Code. These limitations are indicated by the symbol "Q" brackets preceding the proposed zoning designation and are shown for each affected Subarea in the following Ordinance Table II attached hereto and incorporated herein by this reference.

WESTCHESTER-PLAYA DEL REY COMMUNITY PLAN UPDATE  
ORDINANCE TABLE II - CONDITIONS AND LIMITATIONS

SUB AREA NO.	NEW ZONE	CONDITIONS AND LIMITATIONS
40	[Q]R3-1XL	<p>The property shall observe the following [Q] conditions:</p> <ol style="list-style-type: none"> <li>1. The overall density on the property shall be restricted to 1,200 square feet per dwelling unit.</li> <li>2. The height of any structure(s) on the property shall not exceed two stories or a maximum of 26 feet.</li> <li>3. All buildings adjacent to the Del Rey Lagoon shall face the Lagoon and be sited at least 30 feet away from its north shore. The front area of these structures shall be maintained as open space and attractively landscaped.</li> <li>4. The rear or side of any buildings or structures sited on the property shall not be visible from the north shore of Del Rey Lagoon.</li> <li>5. An area not less than 30 feet in width on each side of the property, abutting Pacific Avenue on the west, and Esplande on the east, shall be maintained as open space. No structure shall be constructed in these areas, except for the portions of these areas that are used for the ingress/egress to and from parking areas on the property. All areas not used for such access purposes shall be maintained attractively landscaped.</li> </ol>

6. An area not less than 30 feet in width along Ballona Creek (LACFCD) shall be maintained as open space. No structure shall be constructed in these areas, and the area shall be maintained attractively landscaped.
7. There shall be a minimum separation of 20 feet among all structures on the property.
8. All vacant areas not used for buildings, parking, walkways, and improvements such as water fountain, ponds, children's play areas, or any other recreational and commonly used areas, shall be attractively landscaped.
9. Parking shall be provided per LAMC, and sited on the northern portion of the property along Ballona Creek (LACFCD), or on the ground floor of any building or structure, or in the middle of the property surrounded by different buildings. The ingress/egress to the parking areas shall be allowed only through the portions of the property along Pacific Avenue and/or Esplande, as determined by the Department of Transportation. The parking area shall be screened from public view with appropriate landscaping approved by the Director of Planning.
10. All development on the property shall provide off-street parking on the basis of 2.5 parking spaces for each dwelling unit as defined under Section 12.21-A of the Municipal Code.

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100

[Q]C4-1VL

The property shall observe the following [Q] conditions:

1. The frontage along Culver Boulevard shall be developed with pedestrian serving commercial uses on the ground floor for a minimum depth of 20 feet, unless an equivalent amount of commercial floor area is provided on the ground floor at another portion of the site.
2. The height of any structure(s) on the property shall not exceed three stories or a maximum of 36 feet.

3. The density for any residential development shall be limited to that of the R3 Zone.
4. The following setbacks shall be required:
  - a. Side yards - Side yards of at least 5 feet in width shall be required, and shall be developed as walkways to allow public access to the beach, except where located adjacent to a public street.
  - b. Rear Yard - The rear yard shall be adjacent to Ocean Front Walk and no setback shall be required.
5. All businesses and other uses located in the portion of any structure facing Pacific Avenue shall have their primary ground floor pedestrian entrance oriented to Pacific Avenue. Additional pedestrian entrances may be oriented to other streets, Ocean Front Walk, or parking areas, if desired.
6. All areas of the site not developed with structures, parking areas, walkways or other pedestrian amenities shall be attractively landscaped.
7. Pole signs and illuminated architectural canopy signs shall be prohibited
8. Exterior security grilles or permanently affixed security bars, or roll-down grilles that conceal storefront windows shall be prohibited.

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120

[Q]C4-1D

The property shall observe the following [Q] conditions:

1. All buildings shall have their primary ground floor pedestrian entrance facing Culver Boulevard. If the front wall of the building is set back more than five feet from the front property line, some type of pedestrian amenity(s) shall be provided at the front of the building, such as a walkway, a courtyard, outdoor seating area, etc.
2. Residential uses shall be prohibited on the ground floor.
3. Pole signs and illuminated architectural canopy signs shall be prohibited.

4. Exterior security grilles or permanently affixed security bars, or roll-down grilles that conceal storefront windows shall be prohibited.
5. All areas of the site not developed with structures, parking areas, walkways or other pedestrian amenities shall be attractively landscaped.

The existing Height District D Limitations provisions are retained from Ordinance Number 167,988 of 1992 as follows:

6. No building or structure shall exceed 37 feet in height.
7. The maximum FAR for the area shall not exceed 1.0:1 as defined in Section 12.21.1(A,5 and B,4) of the LAMC.

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130

[Q]C4-1VL

The property shall observe the following [Q] conditions:

1. Residential uses shall be prohibited on the ground floor.
2. The following site design regulations shall apply:
  - a. As referenced in the conditions below, the "primary commercial street" shall be Culver Boulevard for all properties, except for those that have no frontage on Culver Boulevard, for which the "primary commercial street" shall be Pacific Avenue or Vista Del Mar.
  - b. All buildings shall be located with their front wall within five (5) feet of the primary commercial street, except that a larger setback not to exceed fifteen (15) feet shall be permitted if all areas between the front wall of the building and the public right-of-way are developed with pedestrian amenities, such as walkways, courtyards, outdoor seating, etc.
  - c. All buildings shall have their primary ground floor pedestrian entrance from the primary commercial street, even if other pedestrian entrances are provided.

- d. Parking areas shall be accessed via streets to the side or rear of the property and/or rear alleys, not via driveways directly from the primary commercial street, unless this is determined to be infeasible by the Department of Transportation or Building and Safety, or if no such alternative right-of-ways abut the subject property.
3. Pole signs and illuminated architectural canopy signs shall be prohibited.
4. Exterior security grilles or permanently affixed security bars, or roll-down grilles that conceal storefront windows shall be prohibited.
5. All areas of the site not developed with structures, parking areas, walkways or other pedestrian amenities shall be attractively landscaped.

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135

[Q]C4-1VL

The property shall observe the following [Q] conditions:

1. All buildings shall be located with their front wall within five (5) feet of the Lot line adjoining Culver Boulevard, except that a larger setback not to exceed fifteen (15) feet shall be permitted if all areas between the front-wall of the building and the public right-of-way are developed with walkways, courtyards, outdoor seating, or other pedestrian amenities.
  2. All buildings shall have their primary ground floor pedestrian entrance from Culver Boulevard.
  3. Pole signs and illuminated architectural canopy signs shall be prohibited.
  4. Exterior security grilles or permanently affixed security bars, or roll-down grilles that conceal storefront windows shall be prohibited.
  5. All areas of the site not developed with structures, parking areas, walkways or other pedestrian amenities shall be attractively landscaped.
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410

[Q]R4-1

The property shall observe the following [Q] conditions:

1. Use of the site shall be limited to Loyola University, or residential uses permitted in the R1 Zone.
  2. Any additional development, expansion, or modification of the University use must be consistent with the existing conditional use permits on the site, until a Master Plan is developed, and approved by the Director of Planning.
  3. Any development exceeding the enrollment capacity of 7,800 full-time students shall require the preparation of a Master Plan, and the approval of necessary, discretionary entitlements, as determined by the Director of Planning.
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420

[Q]R4-1

The property shall observe the following [Q] conditions:

1. Use of the site shall be limited to Loyola University, or residential uses permitted in the R1 Zone.
  2. Any additional development, expansion, or modification of the University use must be consistent with the existing conditional use permits on the site, until a Master Plan is developed, and approved by the Director of Planning.
  3. Any development exceeding the enrollment capacity of 7,800 full-time students shall require the preparation of a Master Plan, and the approval of necessary, discretionary entitlements, as determined by the Director of Planning.
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440

[Q]R4-1

The property shall observe the following [Q] conditions:

1. Use of the site shall be limited to Loyola University, or residential uses permitted in the R1 Zone.
2. Any additional development, expansion, or modification of the University use must be consistent with the existing conditional use permits on the site, until a Master Plan is developed, and approved by the Director of Planning.

3. Any development exceeding the enrollment capacity of 7,800 full-time students shall require the preparation of a Master Plan, and the approval of necessary, discretionary entitlements, as determined by the Director of Planning.

The following existing [Q] conditions are retained from Ordinance Number 157,906 and shall cover the same area described in that ordinance.

4. No structure located on the site shall exceed a height of 139 feet above mean sea level, as measured to the highest point of the skylights. Any structures on the roof ( such as air conditioning units, and other equipment) shall not be visible from nearby single-family residential properties to the east.
5. All buildings constructed on the site have a total floor area not to exceed 500,000 square feet, as defined in section 12.21.1 (A,5 and B, 4) of the Municipal Code, exclusive of the floor area contained in the atrium. No portion of the atrium shall, at any time, be used other than as an open area of pedestrian passage.
6. Prior to the issuance of building permits, detailed development plans, including a complete landscape plan, shall be submitted to the Department of City Planning for approval.
7. A landscape buffer setback along the easterly and southerly property line shall be required, as depicted on the site plan, Exhibit A-1 attached to City Plan Case No. 83-098. The landscape buffer setback shall contain no buildings or structures, except for retaining walls or fences, and shall contain low-lying shrubs and/or trees of significant density to visually separate the structures from adjacent residences, while not obscuring the views toward the west from those residences.
8. All open areas not used for buildings, driveways, parking areas, recreational facilities or walks shall be attractively landscaped in accordance with a landscape development plan prepared by a licensed landscape architect or licensed architect. Approved copies of such plans shall be submitted to the Department of Building

and Safety before the issuance of a building permit. All landscape areas shall be equipped with automatic sprinklers and shall be maintained in a first-class condition at all times. All types of plants selected and required watering systems for such landscaping shall, to the extent possible, conserve water and shall be consistent with any water conservation ordinance enacted by the City.

9. A physical barrier, architecturally treated where it is visible from adjacent residences, and of sufficient height and/or width to deter pedestrian access, shall be constructed along all property lines abutting residential properties. Whenever feasible, the required barrier shall be located sufficiently downslope so as not to be visible from the adjacent residential properties. There shall be no openings, except as needed to meet Department of Building and Safety and Fire Department requirements.
10. All signs shall be of an identifying nature only, shall not be of a flashing or animated type, and shall be arranged and located so as not to be a distraction to vehicular traffic or adjacent residential areas.
11. All lighting shall be directed onto the site, and no floodlighting shall be located as to be seen directly by the adjacent residential areas. This condition shall not preclude the installation of low-level security lighting.
12. Vehicular and pedestrian ingress and egress from the subject property shall be prohibited from 78<sup>th</sup> Street, Altavan Avenue, and Campion Drive.
13. Archaeological Site LAn 61 shall be tested by a qualified archaeologist to determine the exact extent of deposits located on-site. Upon completion of the testing, the portion of LAn 61, if any, that would be impacted by development shall be completely salvaged before construction begins, or the project grading plan shall be altered to prevent impacting of the site, if feasible. If a portion of LAn 61 is salvaged, the operation shall be conducted by a qualified archaeologist. If the grading plan is altered, the location of the structure shall be shifted south of LAn 61 to prevent impacting the site.



14. In consideration of the proximity of Archaeological Site LAn 61 to the north, the northern boundary of the site shall be fenced in order to prevent inadvertent incursion during construction.
15. During grading and construction phases, an escape route shall be provided to allow wildlife to migrate to adjacent uninhabited areas.

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500

[Q]C4-1

The property shall observe the following [Q] conditions:

1. Residential uses shall be prohibited on the ground floor for a depth of 100 feet from the frontage of those lots on Lincoln Boulevard and Manchester Avenue. Dwelling units identified as Joint Living and Work Quarters shall be allowed on the ground floor provided that a maximum of 33% of the floor area on the ground floor of the identified unit may be used for residential uses.
2. All buildings shall have their primary ground floor pedestrian entrance from Lincoln Boulevard or Manchester Avenue, even if other pedestrian entrances are provided.
3. Pole signs and illuminated architectural canopy signs shall be prohibited.
4. Exterior security grilles or permanently affixed security bars, or roll-down grilles that conceal storefront windows shall be prohibited.
5. All open areas of a site not used for buildings, driveways, parking areas, recreational facilities, pedestrian amenities or walkways shall be attractively landscaped and maintained, including the use of automatic sprinklers.

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560

[Q]PF-1XL

The property shall observe the following [Q] condition:

1. Use of the site shall be restricted to recreational facilities and other public benefit type uses, including childcare, children's play area, picnic amenities, athletic fields, parks, libraries, etc.

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580 [Q]PF-1XL The property shall observe the following [Q] conditions:

1. Use of the site shall be restricted to recreational facilities and other public benefit type uses, including childcare, children's play area, picnic amenities, athletic fields, parks, libraries, etc.

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660 [Q]C2-1VL The property shall observe the following [Q] condition:

1. Residential density shall be limited to that of the R3 Zone.

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680 [Q]C2-1VL The property shall observe the following [Q] condition:

1. Residential density shall be limited to that of the R3 Zone.

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800 [Q]M1-1VL The property shall observe the following [Q] conditions:

1. Only Office uses and uses listed as first permitted in the MR1 zone shall be permitted.
2. Development must comply with all other regulations of the MR1 Zone, including setbacks, landscaping, enclosure of uses, and etc.
3. All equipment located on the roof of any building or structure must be shielded from the view of the surrounding residential dwellings.
4. Pole signs, roof signs and billboards shall be prohibited

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802 [Q]M1-1VL The property shall observe the following [Q] conditions:

1. Only Office uses and uses listed as first permitted in the MR1 zone shall be permitted.
2. Development must comply with all other regulations of the MR1 Zone, including setbacks, landscaping, enclosure of uses, and etc.

3. All equipment located on the roof of any building or structure must be shielded from the view of the surrounding residential dwellings.
  4. Pole signs, roof signs and billboards shall be prohibited.
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- 804            [Q]M1-1VL            The property shall observe the following [Q] conditions:
1. Only Office uses and uses listed as first permitted in the MR1 zone shall be permitted.
  2. Development must comply with all other regulations of the MR1 Zone, including setbacks, landscaping, enclosure of uses, and etc.
  3. All equipment located on the roof of any building or structure must be shielded from the view of the surrounding residential dwellings.
  4. Pole signs, roof signs and billboards shall be prohibited.
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- 806            [Q]M1-1VL            The property shall observe the following [Q] conditions:
1. Only C4 uses and uses listed as first permitted in the MR1 zone shall be permitted.
  2. Development must comply with all other regulations of the MR1 Zone, including setbacks, landscaping, enclosure of uses, and etc.
  3. All equipment located on the roof of any building or structure must be shielded from the view of the surrounding residential dwellings.
  4. Pole signs, roof signs and billboards shall be prohibited.
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- 830            [Q]C4-1XL            The property shall observe the following [Q] conditions:
1. Only uses first permitted in the C1.5 zone are allowed.
  2. The following uses shall be prohibited: Fraternity and Sorority Houses, Helicopter Landings, and Recyclable Material Deposit.

3. Pole signs, roof signs, billboards and illuminated architectural canopy signs shall be prohibited.
4. All open areas of a site not used for buildings, driveways, parking areas, recreational facilities, pedestrian amenities or walkways shall be attractively landscaped and maintained, including the use of automatic sprinklers. The landscape and sprinkler plans shall be prepared by a licensed landscape architect to the satisfaction of the Planning Department.
5. The density for any residential development shall be limited to that of the R3 Zone and 1 unit for every 1,200 square feet of lot area.
6. Outdoor amplification of music, announcements, or sound is prohibited.

880            [Q]R4-1            The property shall observe the following [Q] conditions:

1. The density for any residential development shall be limited to that of the RD 1.5 Zone.
2. No building or structure shall exceed 33 feet in height.

1040            C2-1, C2-2D            Properties shall observe the following D Limitations:  
                   [Q]C2-1 and  
                   [Q]C2-2D

1. Properties east of Sepulveda Boulevard: The total floor area contained in all buildings in the 2D Height District shall be limited to a floor area ratio not to exceed 3:1, as defined in Section 12.21.1(A,5 and B,4) of the LAMC. (These provisions were established by Ord. No 165865-SA, CPC86-787GPC, effective 06/20/90 and are retained).
2. Properties west of Sepulveda Boulevard: The total floor area contained in commercial use buildings in the 2D Height District shall be limited to a floor area ratio not to exceed 3:1, as defined in Section 12.21.1(A,5 and B,4) of the LAMC, except the total floor area contained in Mixed Use or residential buildings in the 2D Height District shall be limited to a floor area not exceed 6:1,

as defined in Section 12.21.1(A,5 and B,4) of the LAMC.

Properties in this subarea shall observe the following [Q] conditions which were retained from Ordinance No. 157673 effective 1983 and apply to the areas described in that ordinance:

1. Prior to the issuance of building permits, detailed development plans, including a complete landscape plan, shall be submitted to the Department of City Planning for approval.
2. All open areas not used for buildings, driveways, parking areas, recreational facilities or walks shall be attractively landscaped in accordance with a landscape development plan prepared by a landscape contractor of licensed architect. All landscaped areas shall be equipped with automatic sprinklers and shall be maintained in a first-class condition at all times. All types of plants selected and required watering systems for such landscaping shall, to the extent possible, conserve water and shall be consistent with any water conservation ordinance enacted by the City.
3. All development on the property shall provide off-street parking on the basis of one parking space for each 300 square feet of gross floor area enclosed within the wall buildings, exclusive of floor area devoted to off-street parking or accessory areas as defined under Section 12.21-A,4 of the Municipal Code.
4. All lighting shall be directed onto the site and no floodlighting shall be located as to be a distraction to vehicular traffic on adjacent streets. This condition shall not preclude the installation of low-level security lighting.

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1042

C2-2D

Properties shall observe the following D Limitations: Properties east of Sepulveda Boulevard: The total floor area contained in all buildings in the 2D Height District shall be limited to a floor area ratio not to exceed 3:1, as defined in Section 12.21.1(A,5 and B,4) of the LAMC. (These provisions were established by Ord. No 165865-SA, CPC86-787GPC, effective 06/20/90 and are retained).

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1240	[Q]C2-1VL	The property shall observe the following [Q] condition:  1. Residential densities shall be limited to that of the R3 zone.
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1420	[Q]C2-1VL	The property shall observe the following [Q] condition:  1. Residential densities shall be limited to that of the R3 zone.
------	-----------	--

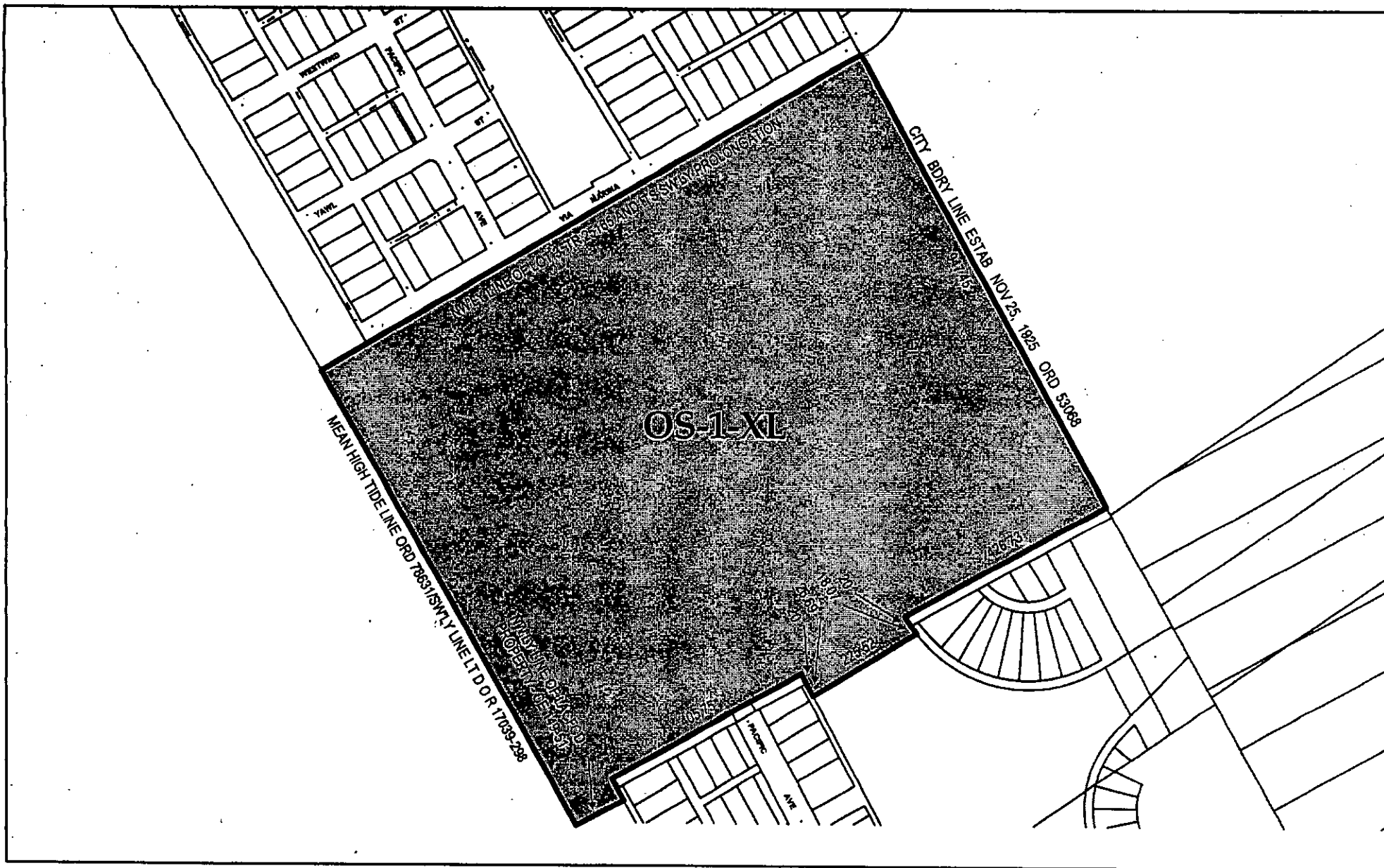
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1440	[Q]C2-1VL	The property shall observe the following [Q] condition:  1. Residential densities shall be limited to that of the R3 zone.
------	-----------	--

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Section 4. Each affected subarea, or portion thereof, listed in Ordinance Table II, is more particularly described in the Westchester-Playa del Rey maps and Ordinance Table I. In Ordinance Table II, the column "New Zone" sets forth the change of zone and height district effectuated by this ordinance. Where the zone symbols of the new zoning designation are preceded by the symbol "Q" in brackets, the conditions and limitations by the new "Q" Qualified Classifications are set forth in Ordinance Table II under "[Q] Conditions".

N:\COMMPLAN\West Coastal\Westchester\CPU documents Recommended by CPC\CPUzonechangeordinancevers2.wpd



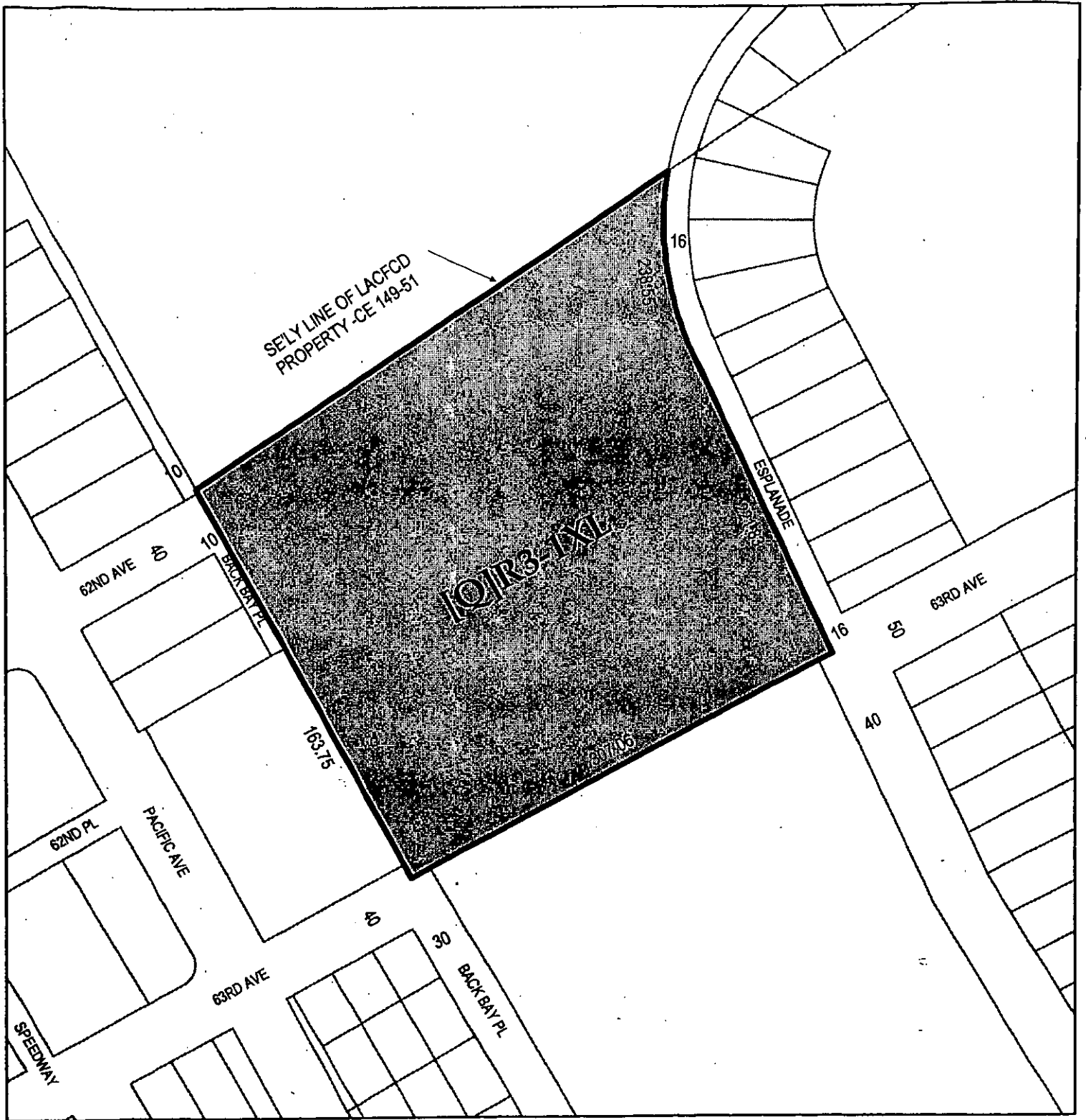
**SUBAREA 20**

**Legend**

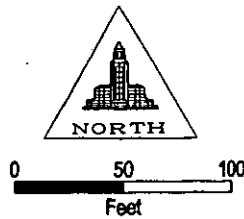
 SUBAREA W/ ZONECHANGE

<b>CM 099A149 &amp; 099A151</b>	<b>CPC 1998 - 0010 CPU III</b>
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DAG IAE



**SUBAREA 40**



Legend

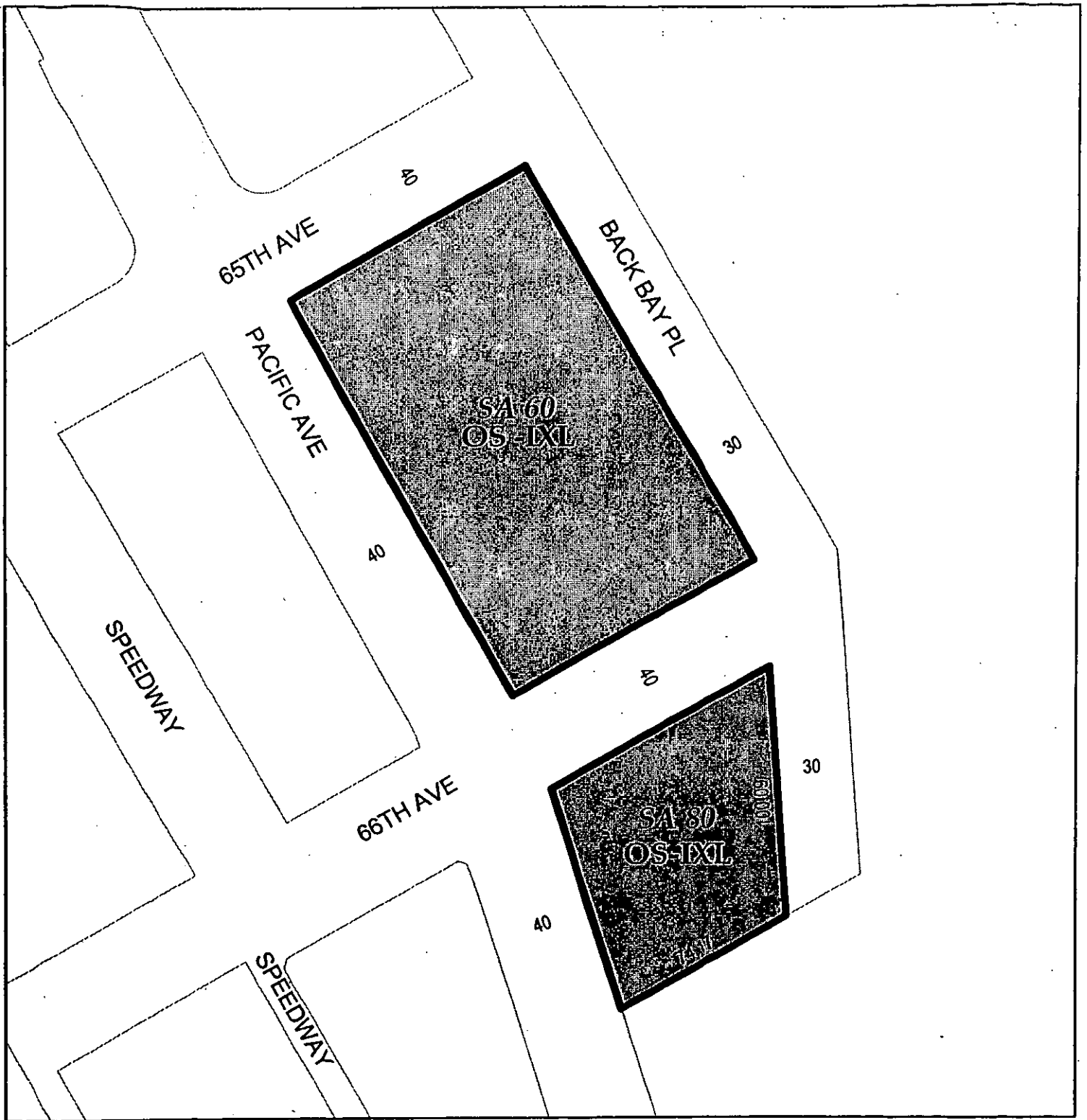


SUBAREA W/ ZONE CHANGE

CM 096B149,099A149 & 099A151	CPC 1998-0010 CPU III
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DWG 1A/E





**SUBAREA : 60 and 80**

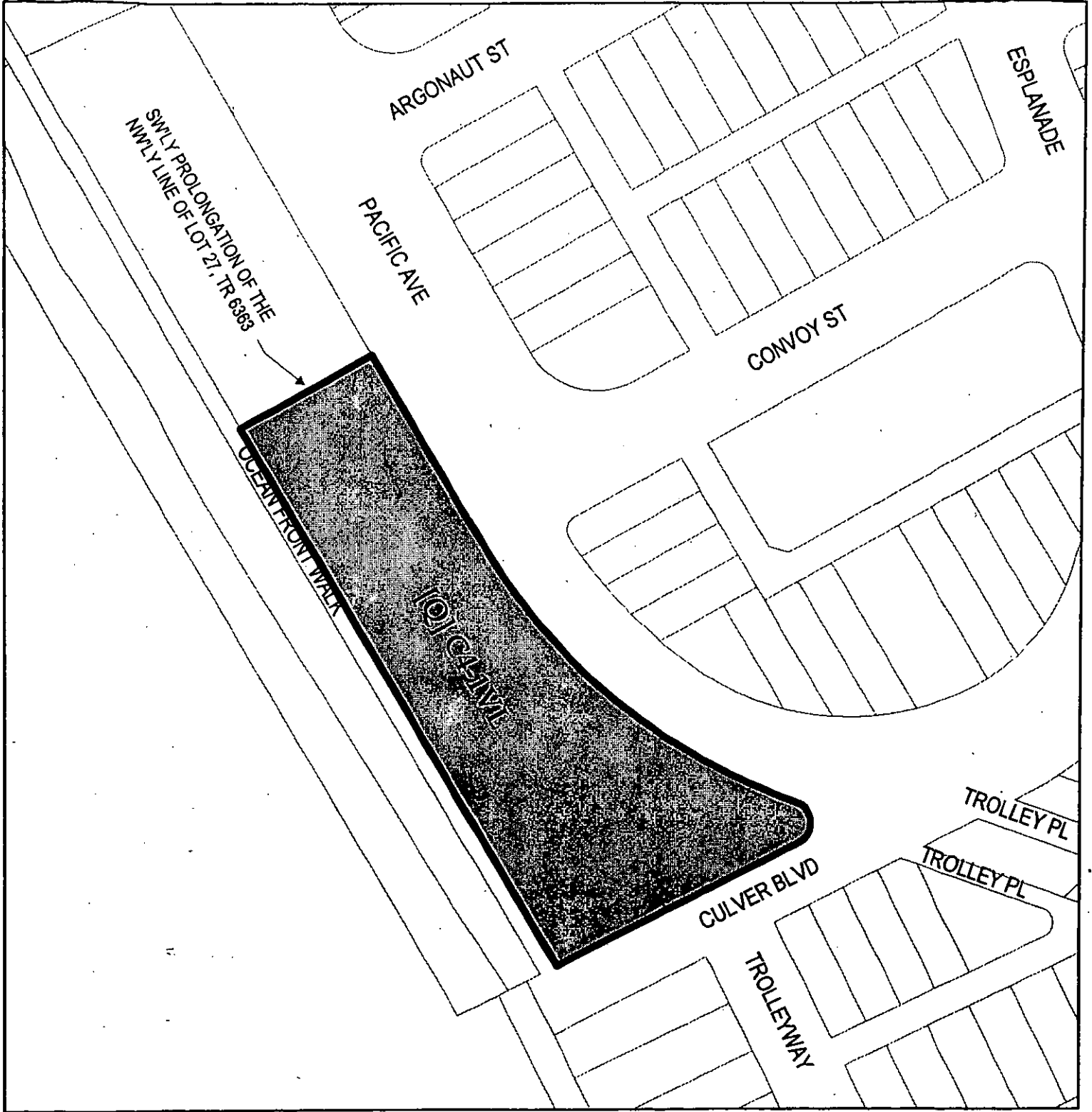
**Legend**

 **SUBAREA W/ ZONE CHANGE**



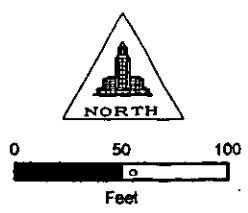
CM 096B149	CPC 1998 - 0010 CPU III
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DIG/AE



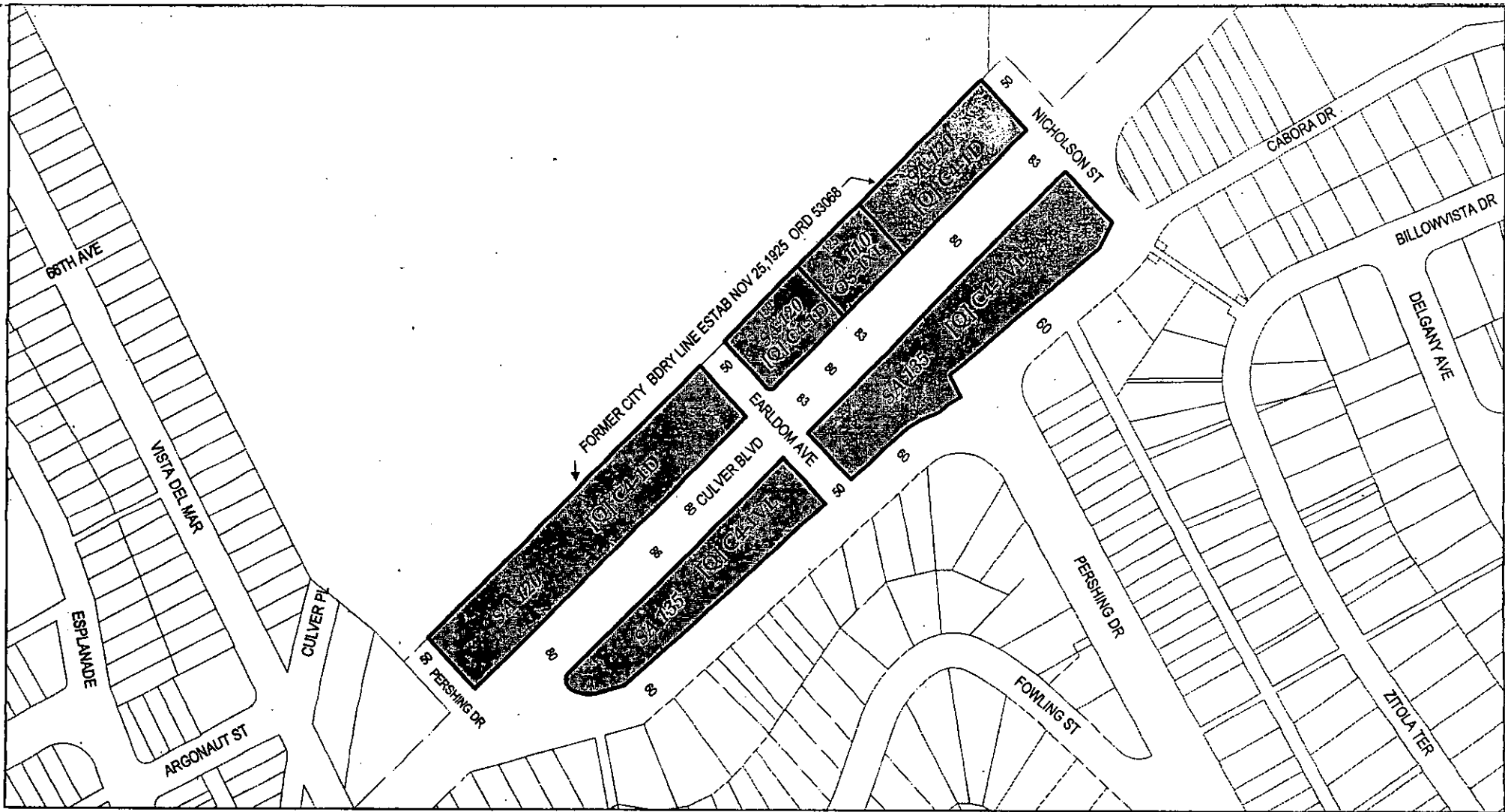
**SUBAREA : 100**

Legend  
 SUBAREA W/ ZONE CHANGE



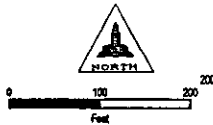
CM 096 B149	CPC 1998 - 0010 CPU III
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DAG /



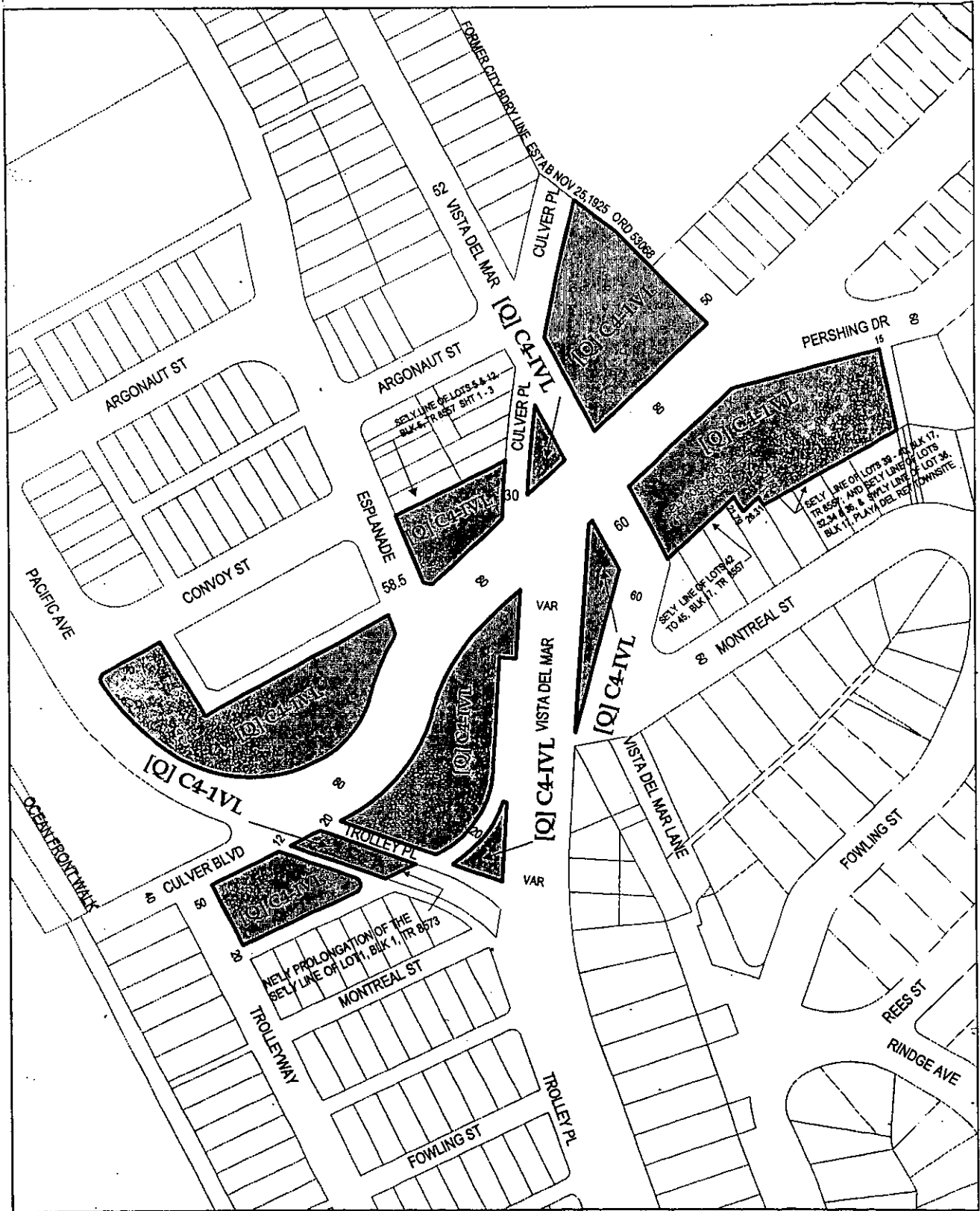
SUBAREA : 110, 120 and 135

Legend  
 SUBAREA W/ ZONE CHANGE



CM 096B149 & 096B153	CPC 1998 - 0010 CPU III
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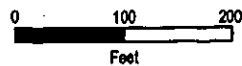
DAG/AE



SUBAREA : 130

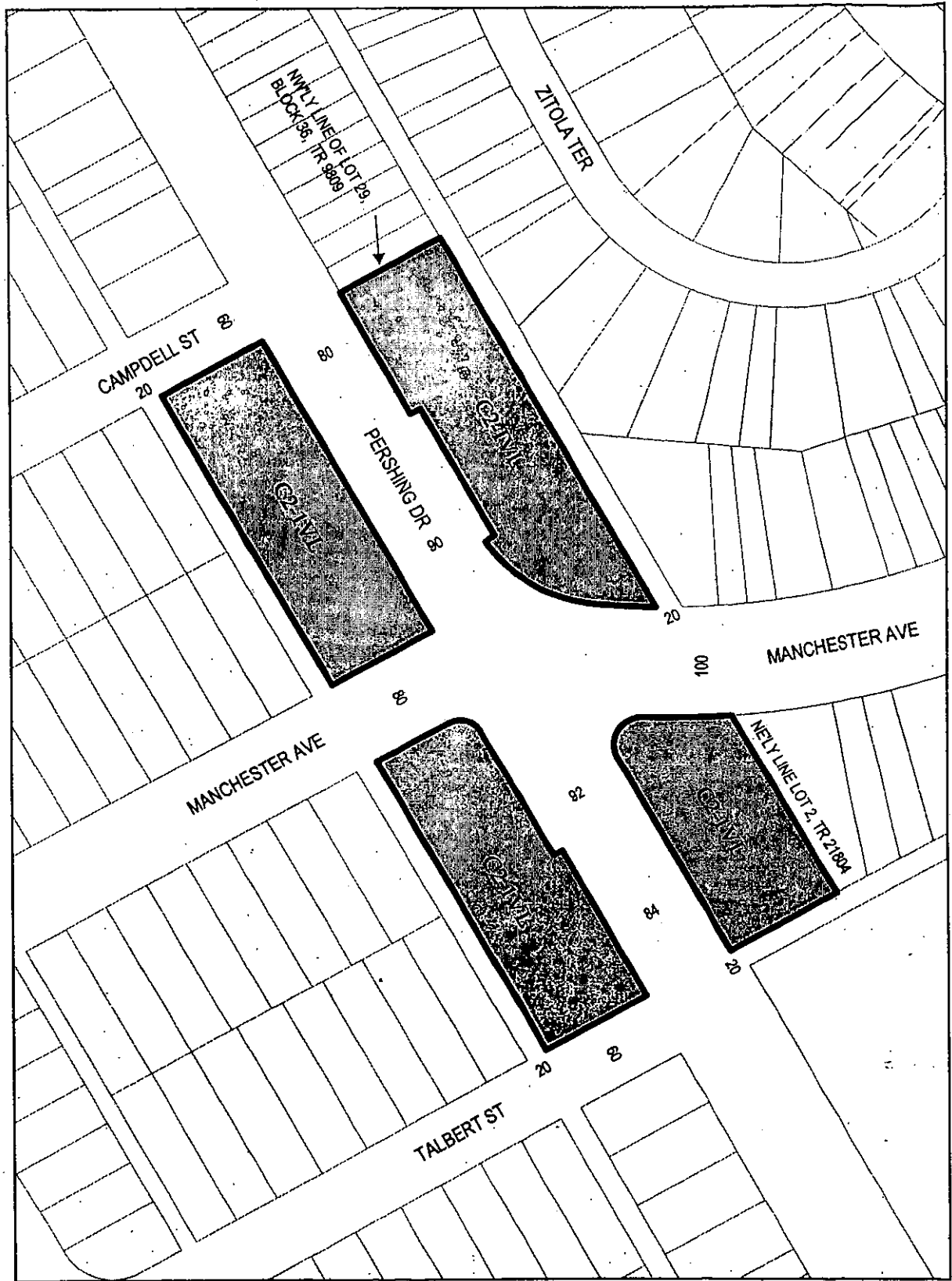
Legend

 SUBAREA W/ ZONE CHANGE



CM 096B149	CPC 1998 - 0010 CPU III
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DAG / AE



**SUBAREA : 160**

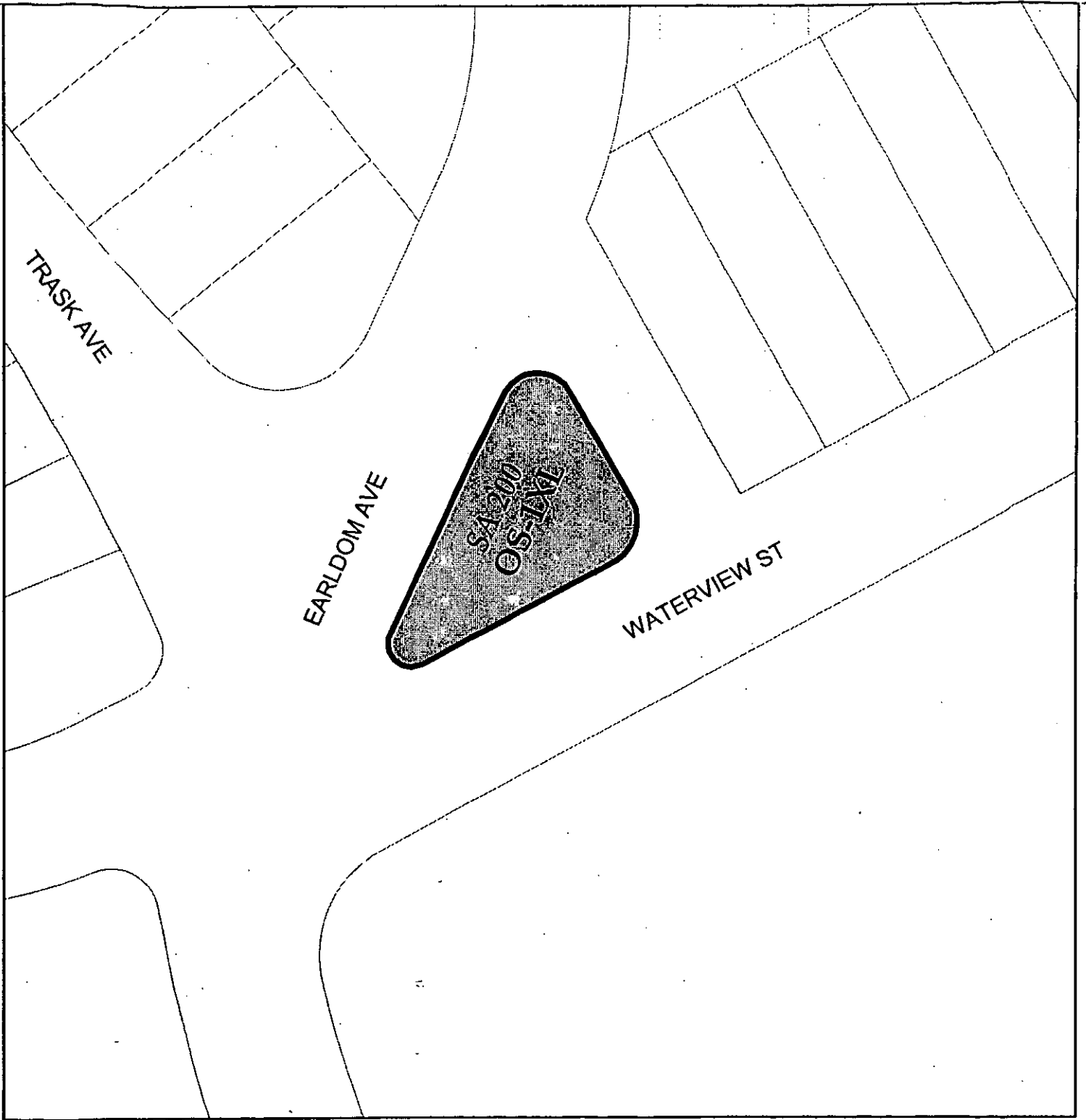
Legend

 SUBAREA W/ ZONE CHANGE



CM 096B153	CPC 1998 - 0010 CPU III
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DAG IAE



**SUBAREA : 200**

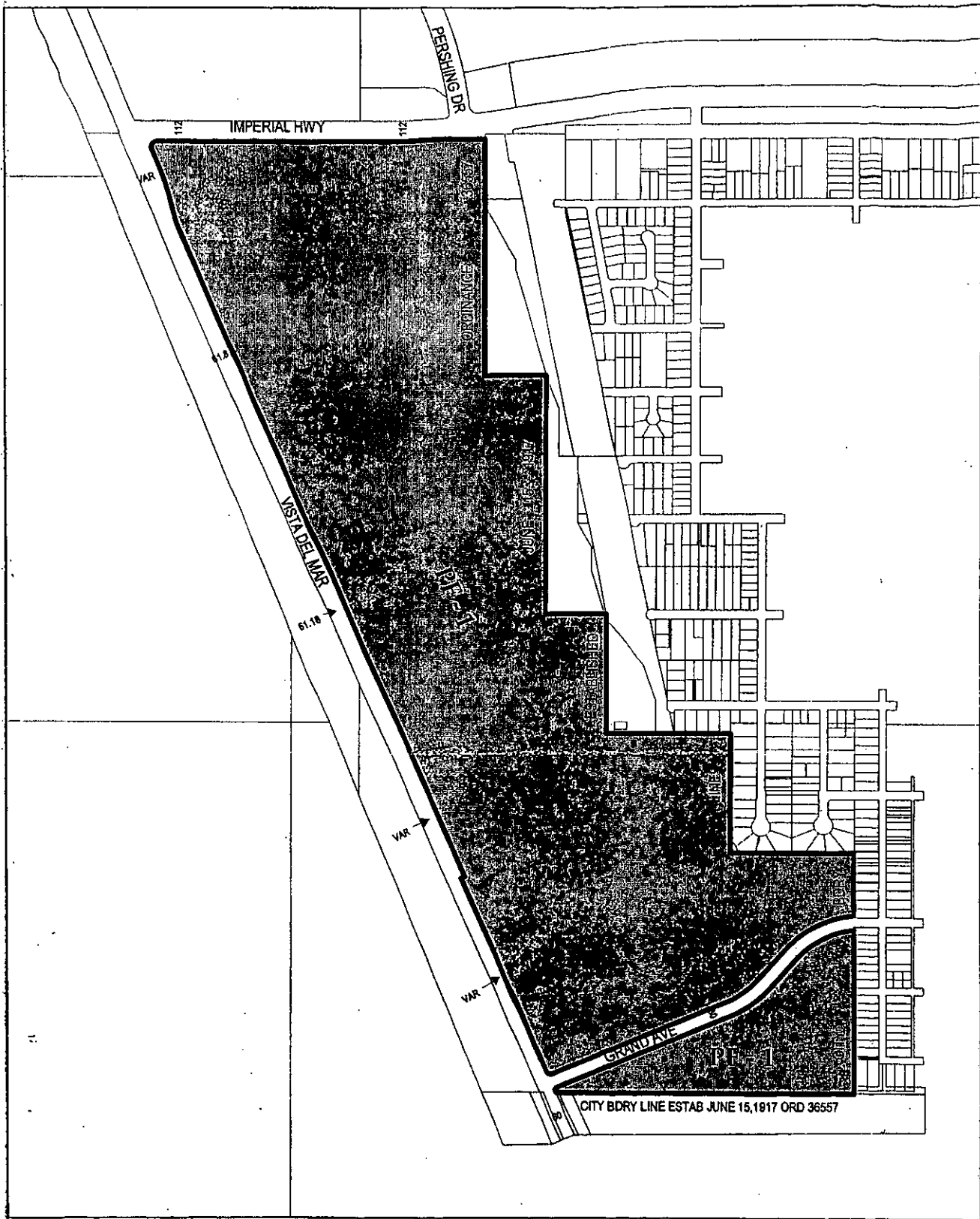
**Legend**

 SUBAREA W/ ZONE CHANGE



<b>CM 093 B.153</b>	<b>CPC 1998 - 0010 CPU III</b>
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DIGIAE



SUBAREA : 230

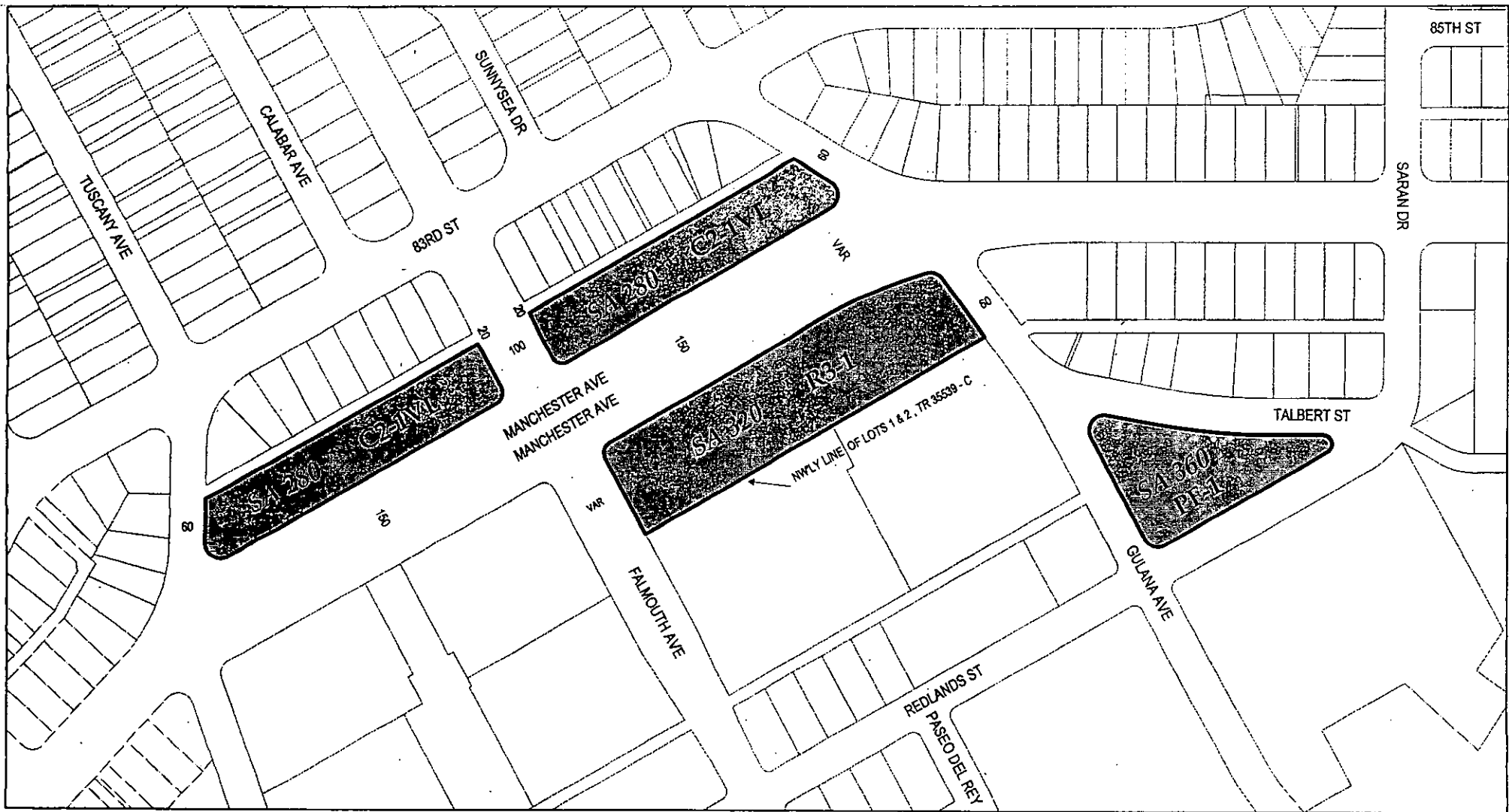
Legend

 SUBAREA W/ ZONE CHANGE



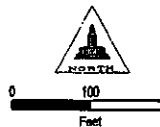
CM 081B157, 084B153, 084B157 087B153 & 087B157	CPC 1998 - 0010 CPU III
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DVG / Ae



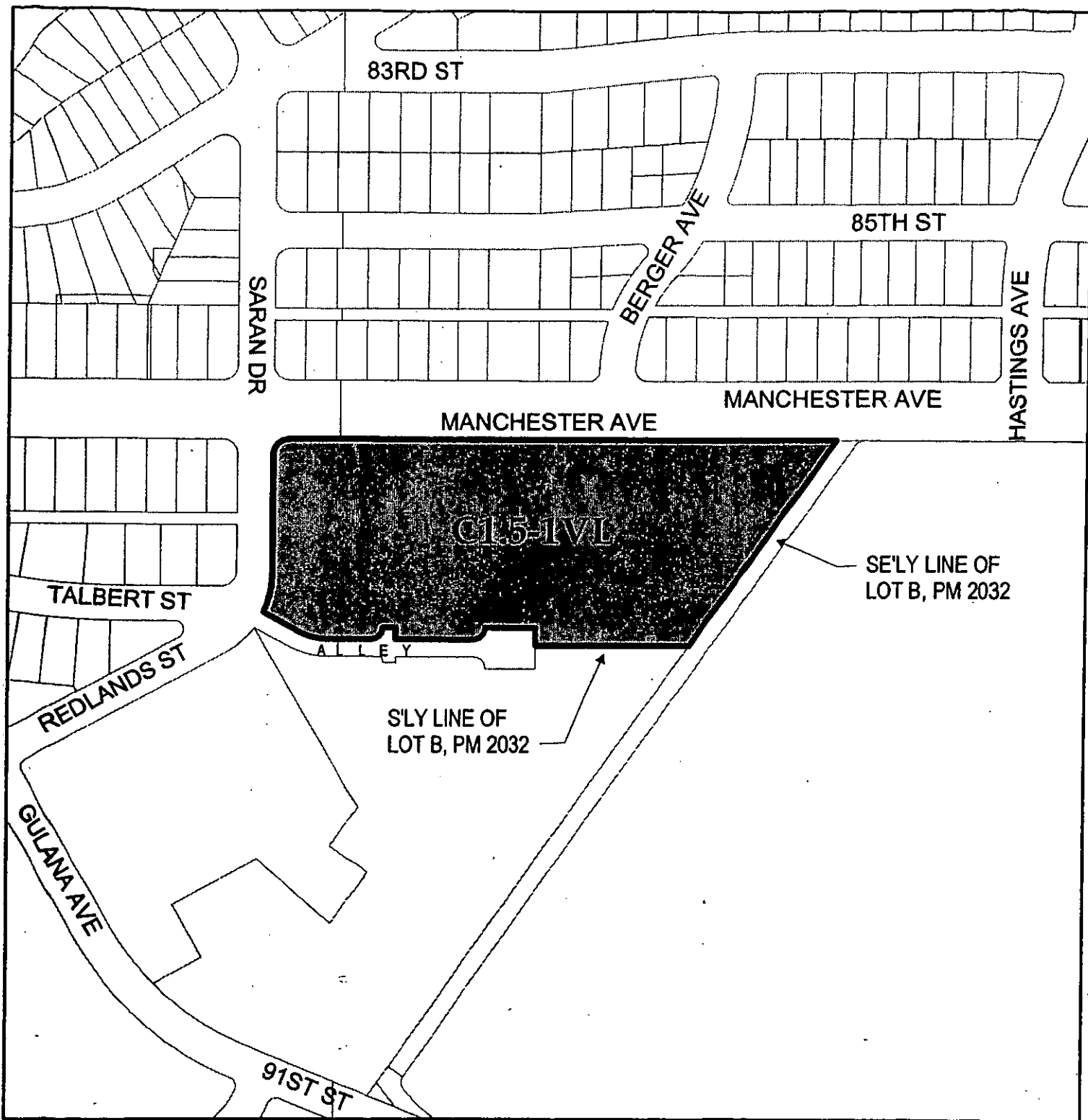
SUBAREA : 280, 320 and 360

Legend  
 SUBAREA W/ ZONE CHANGE



CM 096 B 153	CPC 1998 - 0010 CPU III
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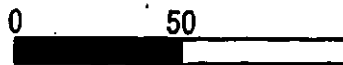


**SUBAREA : 400**

**Legend**



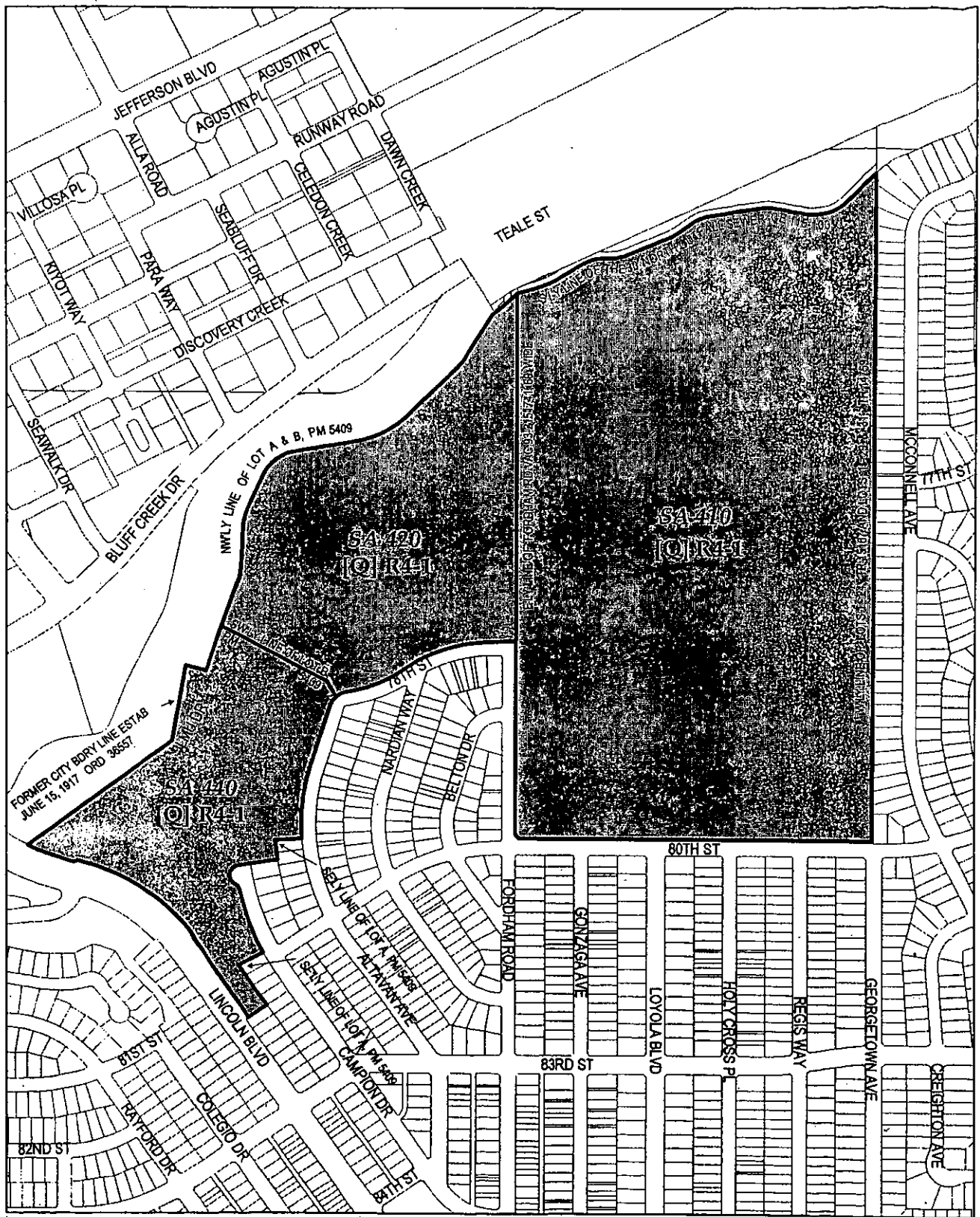
**SUBAREA W/ ZONE CHANGE**



Feet

<b>CM 096 B 153 &amp; 096B157</b>	<b>CPC 1998 - 0010 CPU III</b>
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DAG /



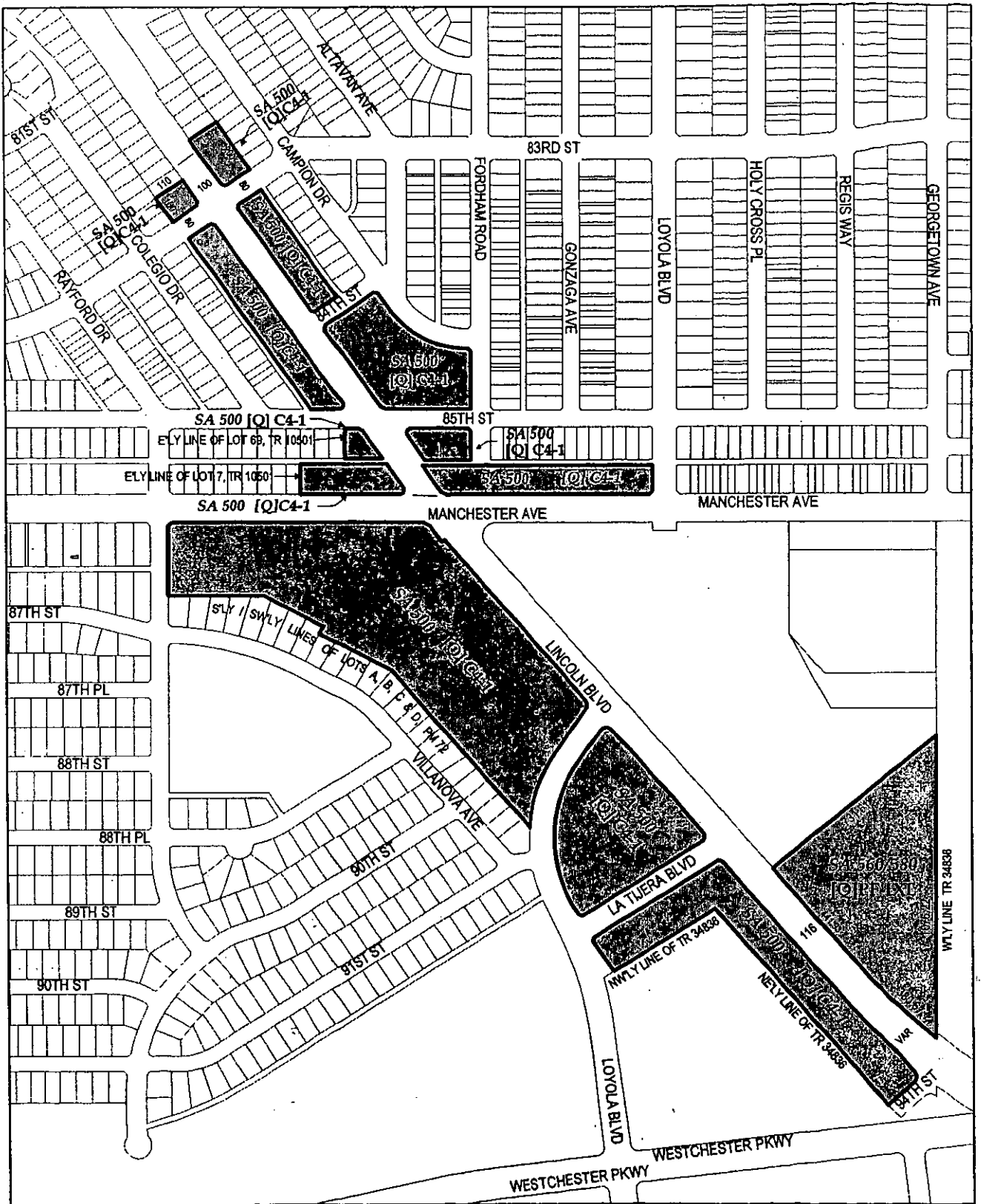
**SUBAREA : 410, 420, & 440**

**Legend**  
 **SUBAREA W/ ZONE CHANGE**



CM 099B157, 099B161 102B157, 102B161	CPC 1998 - 0010 CPU III
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DAG / AG



SUBAREA : 500, 560, & 580

Legend  
 SUBAREA W/ ZONE CHANGE

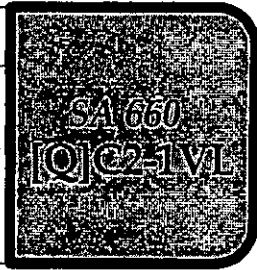


CM 093B161, 096B157 096B161, 099B157	CPC 1998 - 0010 CPU III
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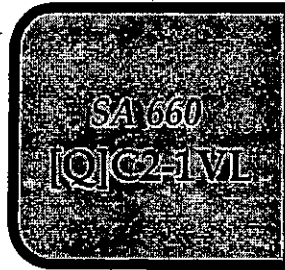
DAG / AE

85TH PL

WLY LINE OF LOT 47, TR 13639



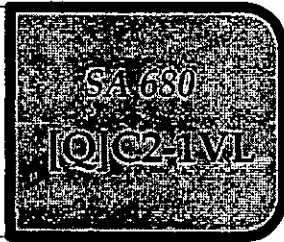
ELY LINE OF LOT 48, TR 13639



MANCHESTER AVE

MANCHESTER AVE

WLY LINE OF LOT 1, TR 13679




EMERSON AVE

86TH PL

SUBAREA : 660 & 680



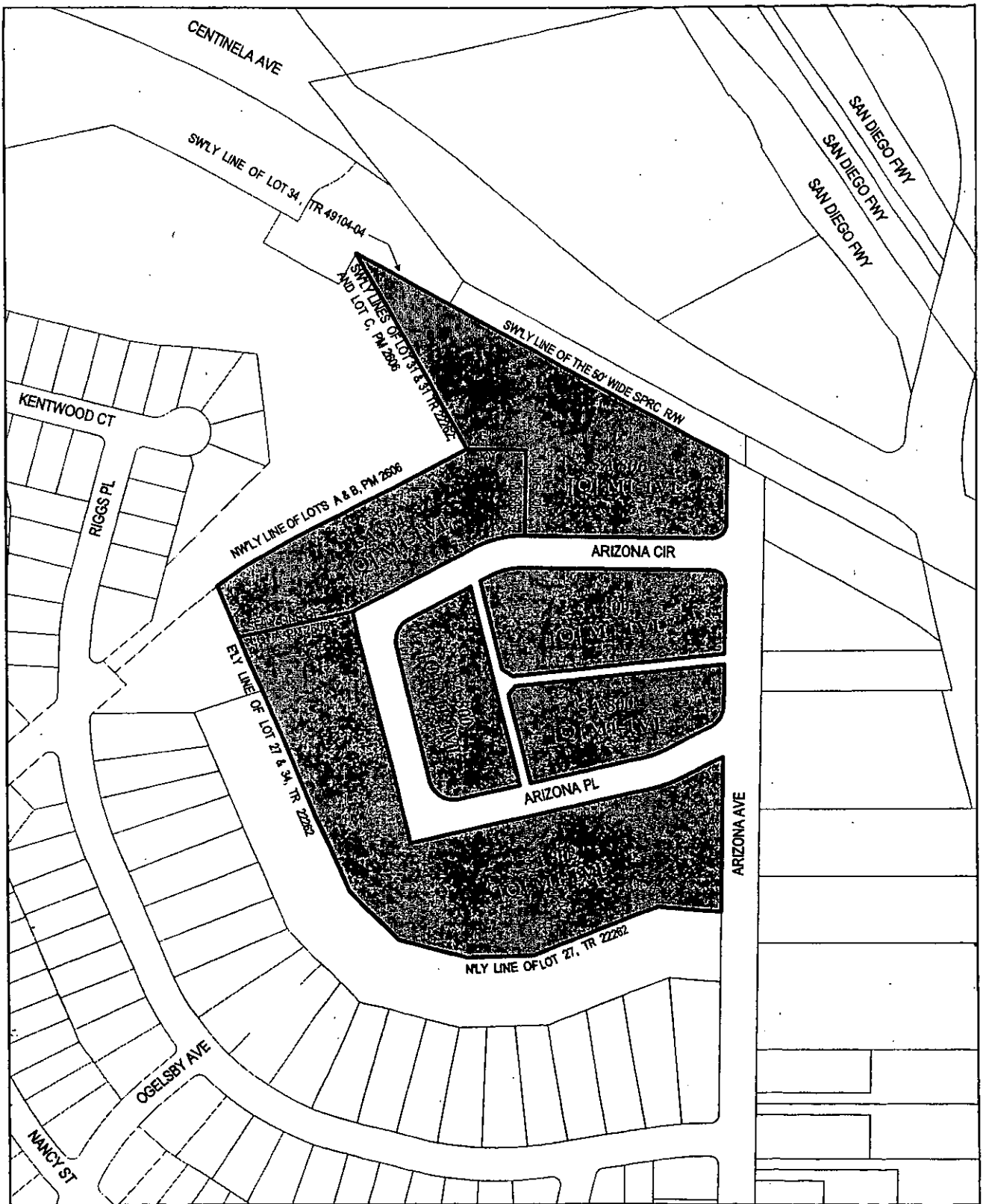
Legend

 SUBAREA W/ ZONE CHANGE

CM 096 B165

CPC 1998 - 0010 CPU III

DAGIAE



**SUBAREA : 800, 802, 804, 806**

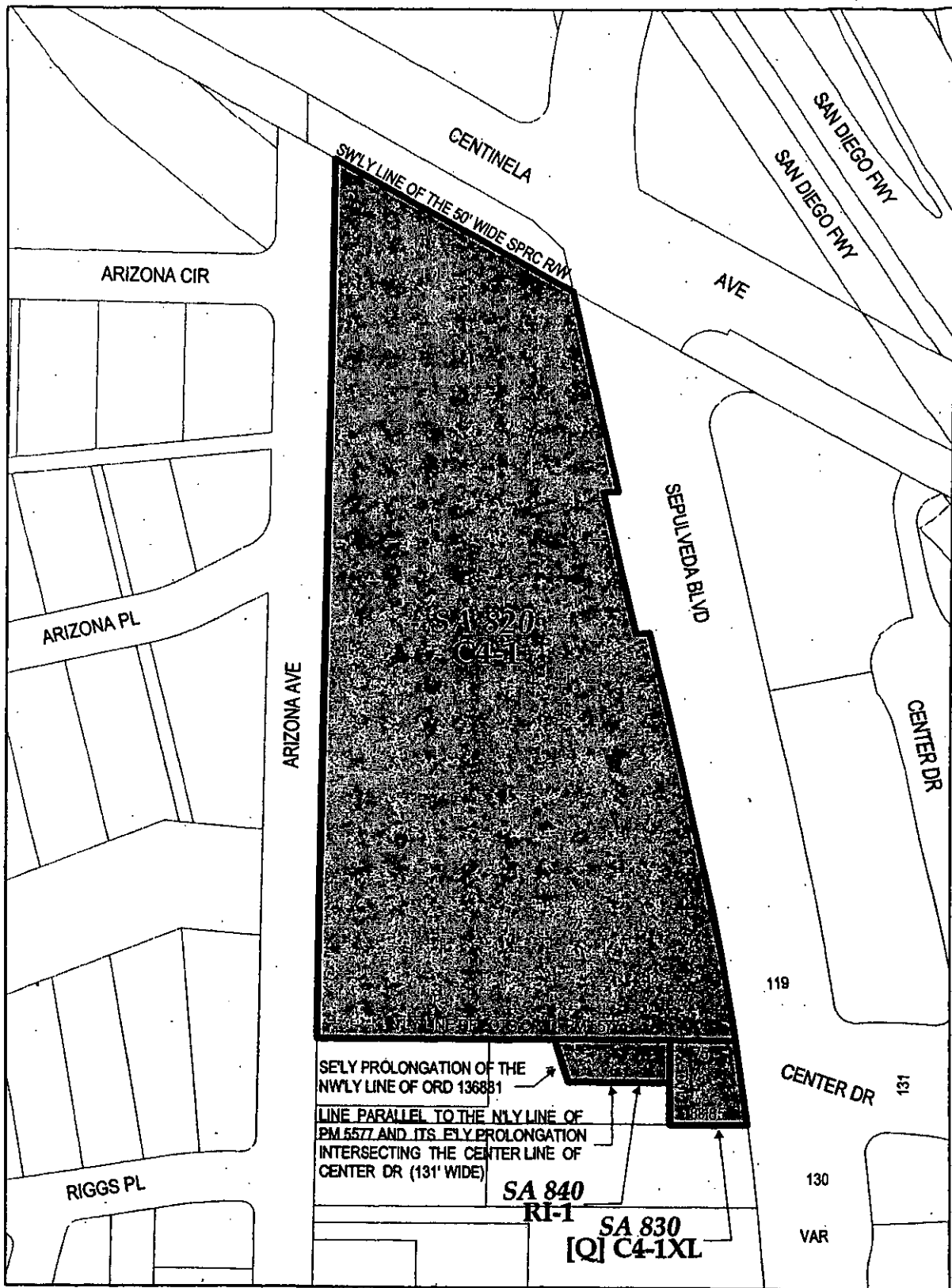
Legend

 SUBAREA W/ ZONE CHANGE



<b>CM 102B165 &amp; 105B165</b>	<b>CPC 1998 - 0010 CPU III</b>
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DAG /

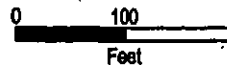


**SUBAREA : 820, 830 & 840**

Legend



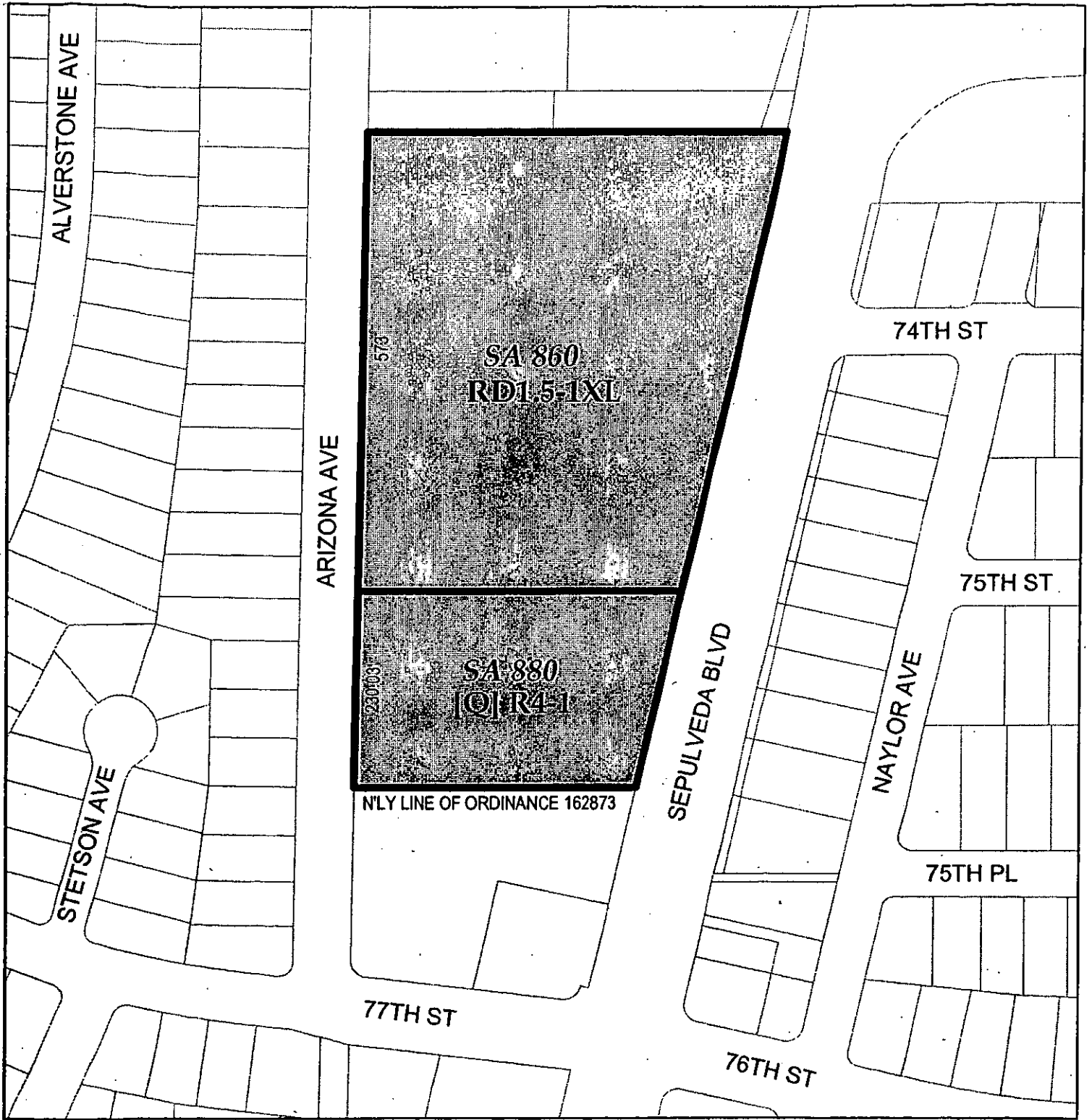
**SUBAREA W/ ZONE CHANGE**



**CM 102B165 & 105B165**

**CPC 1998 - 0010 CPU III**

DAG /



**SUBAREA : 860 and 880**

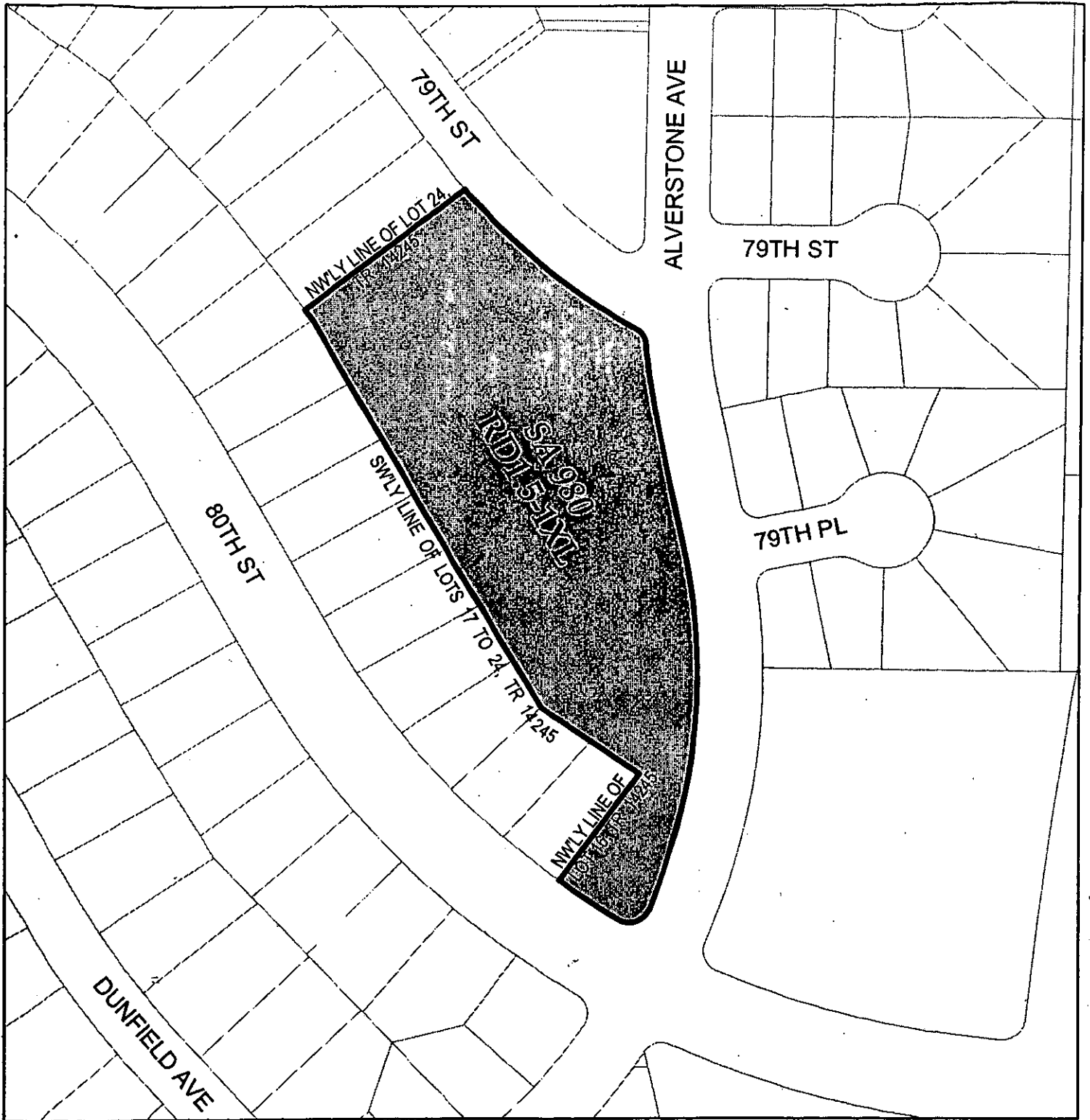
Legend

 SUBAREA W/ ZONE CHANGE

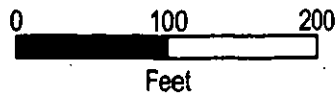


CM 102 B 165	CPC 1998 - 0010 CPU III
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DAG/AG



**SUBAREA : 980**



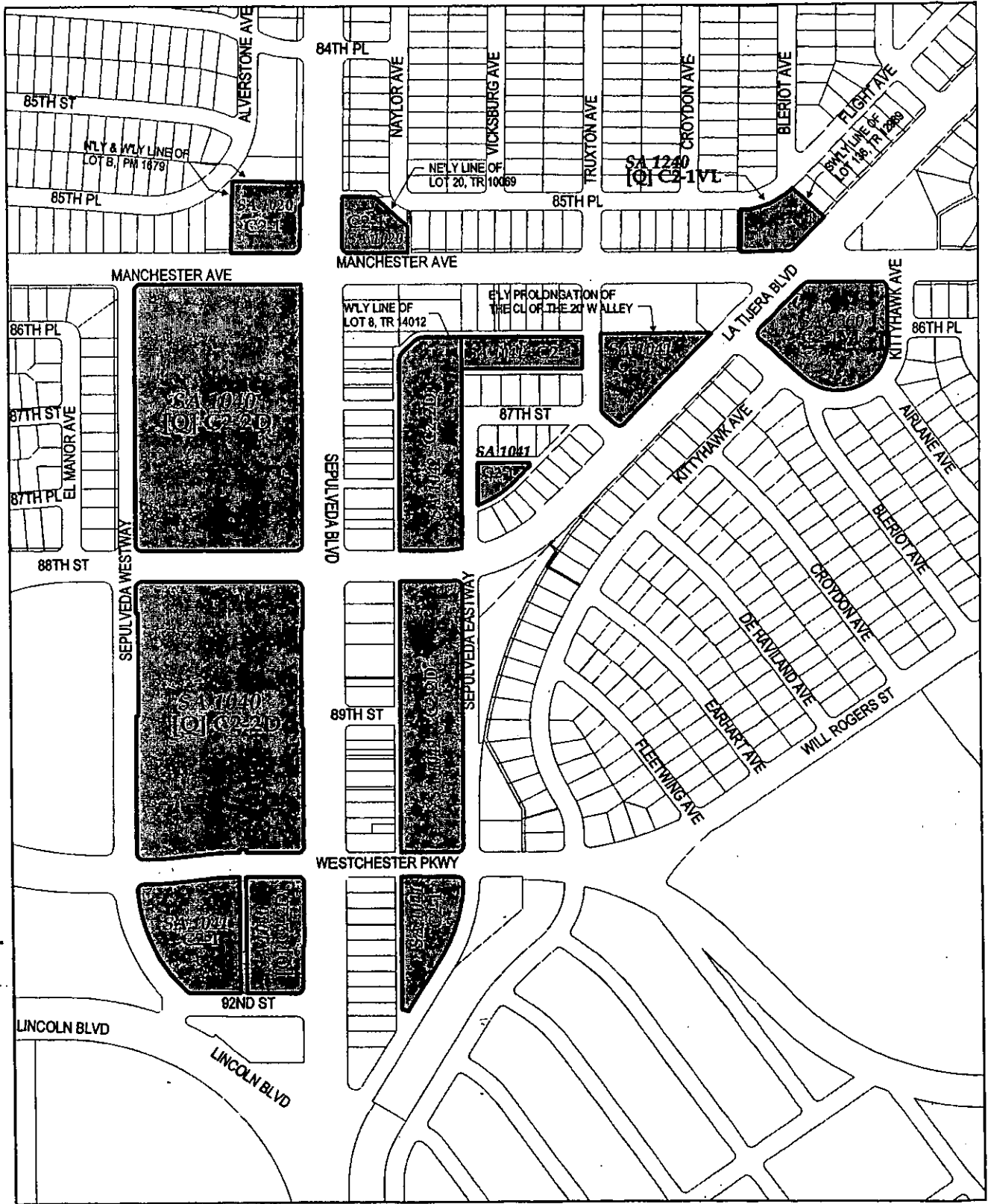
**Legend**

 **SUBAREA W/ ZONE CHANGE**

<b>CM 099 B 165</b>	<b>CPC 1998 - 0010 CPU III</b>
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DAG/AE





SUBAREA : 1020, 1040, 1240 & 1360

Legend

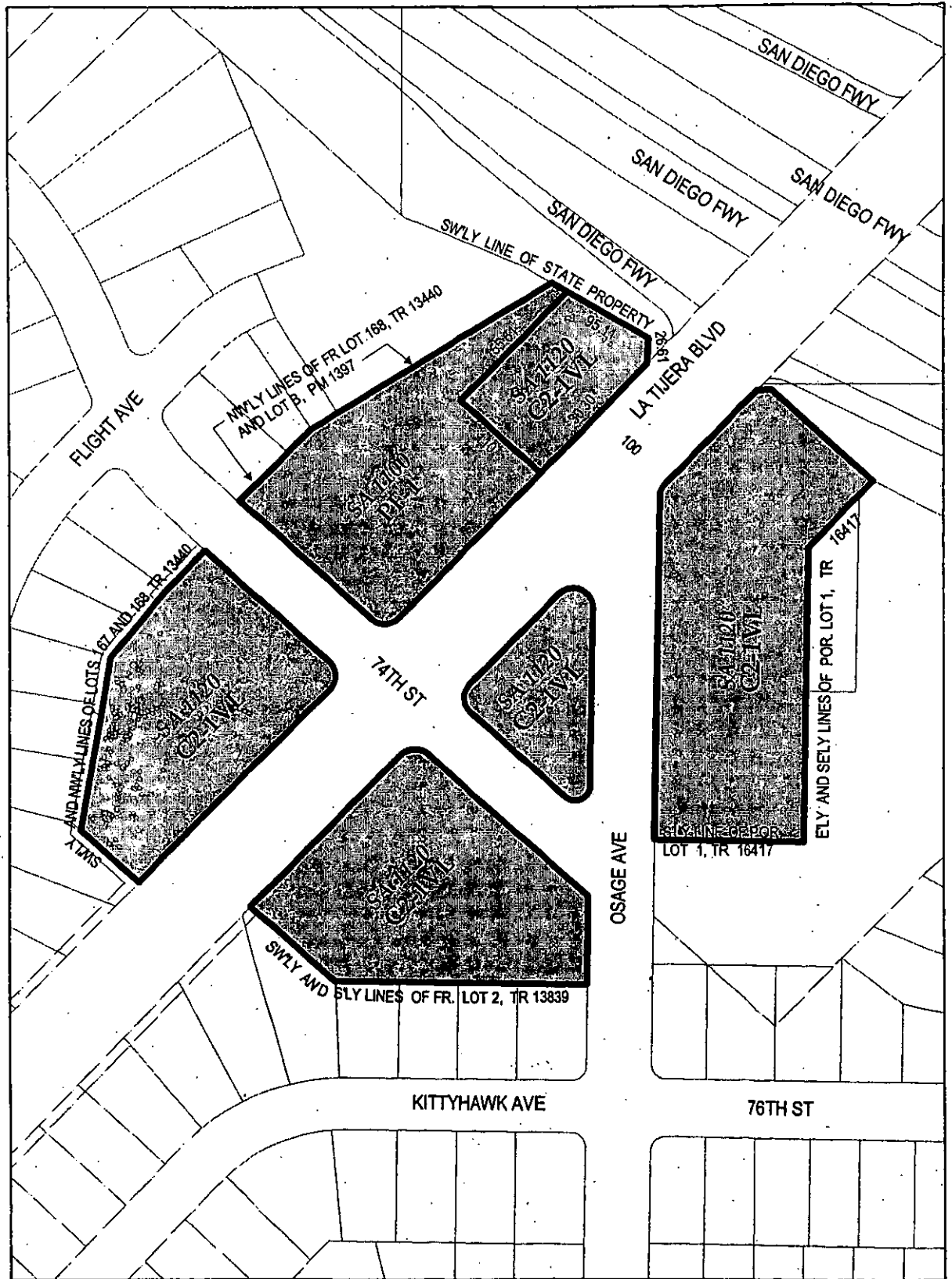
 SUBAREA W/ ZONE CHANGE



0 100 200 400  
Feet

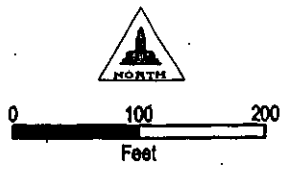
CM 093B165, 098B165 096B169	CPC 1998 - 0010 CPU III
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D/G /



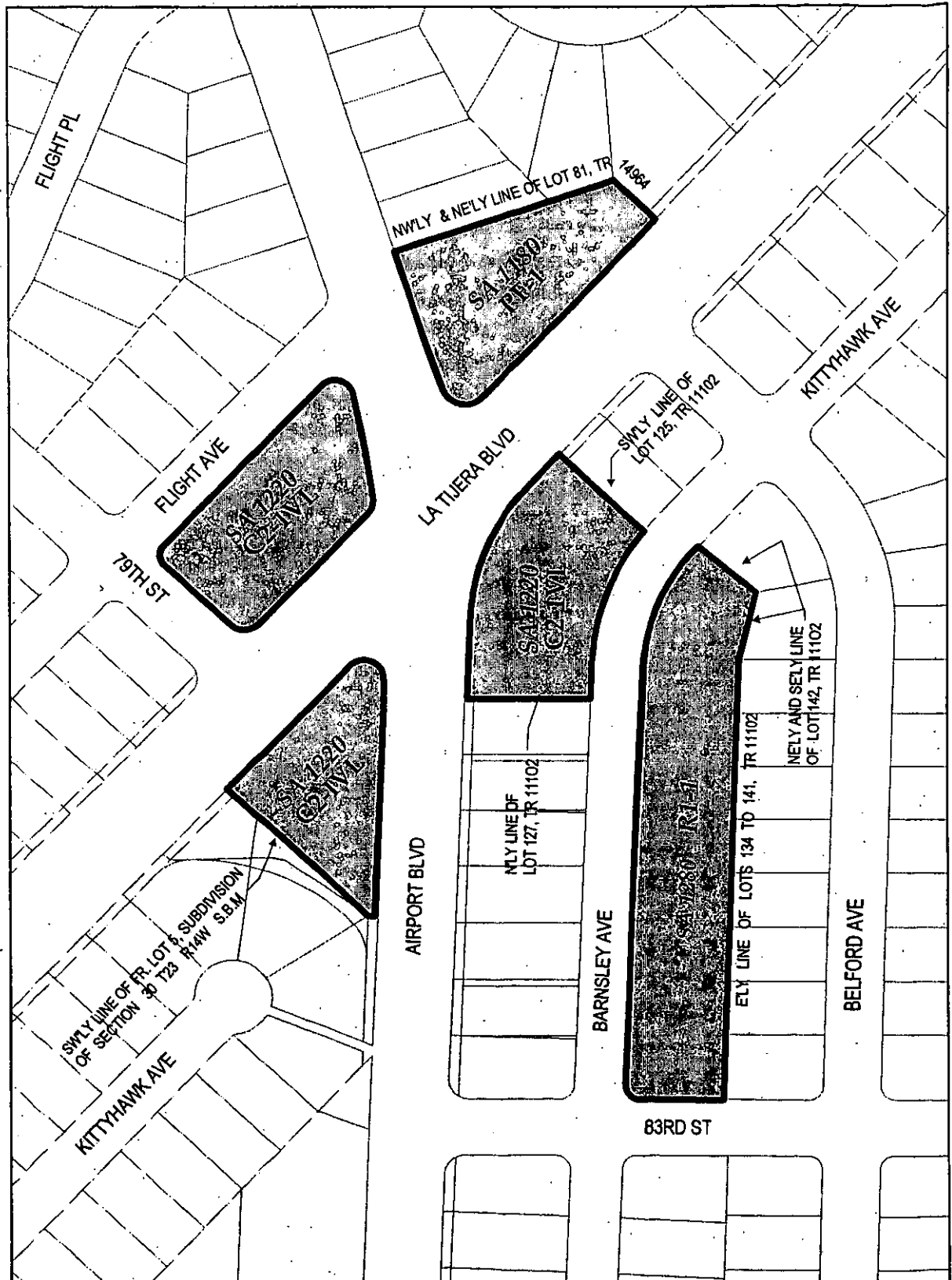
**SUBAREA : 1100 & 1120**

**Legend**  
 cpuwchzcsa polygon



<p><b>CM 099B169, 099B173 102B173</b></p>	<p><b>CPC 1998 - 0010 CPU III</b></p>
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DWG/A/E



**SUBAREA : 1180, 1220 & 1280**

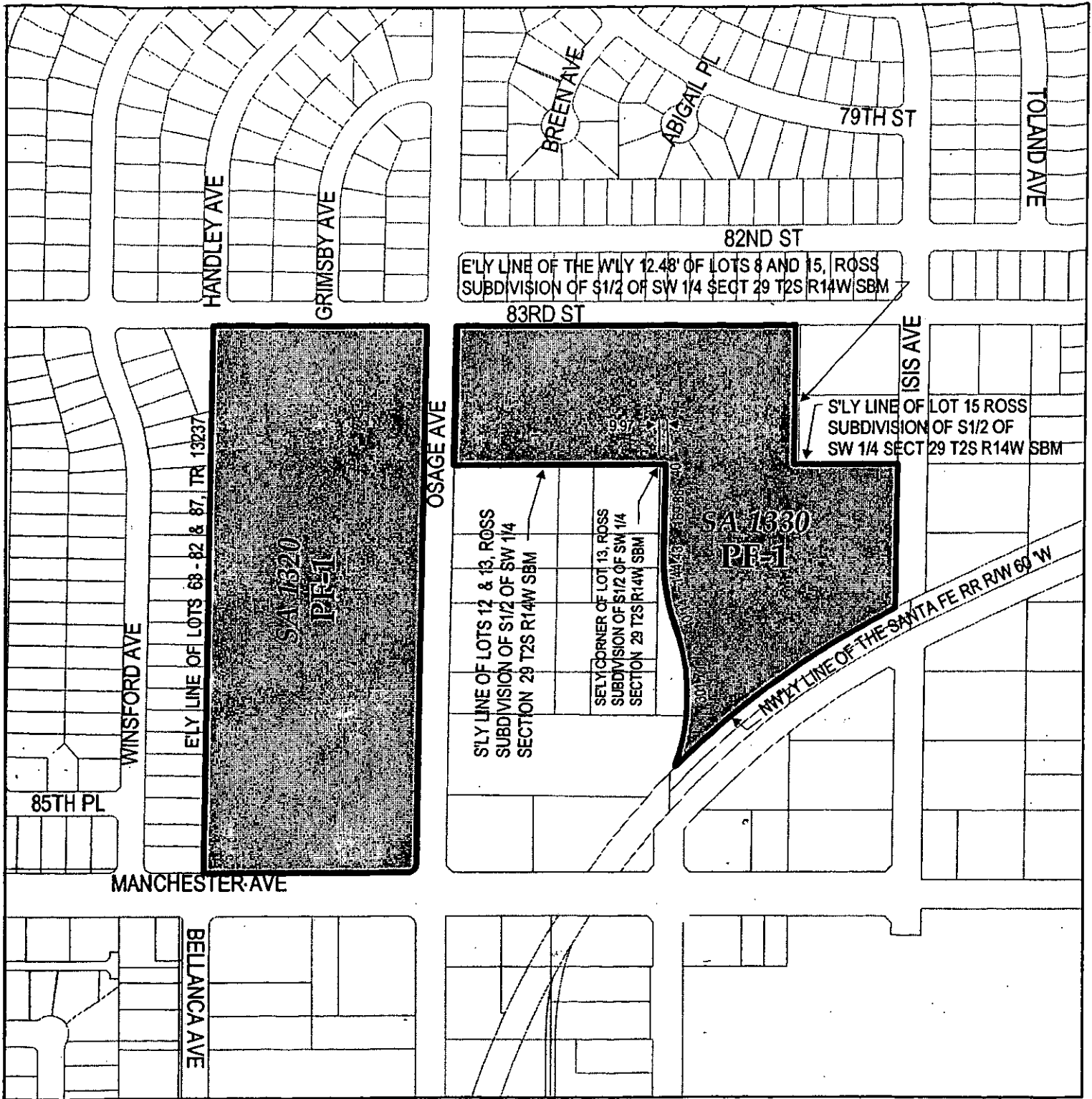
Legend

 SUBAREA W/ ZONE CHANGE



CM 099B169	CPC 1998 - 0010 CPU III
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DIGIAE



**SUBAREA : 1320 & 1330**

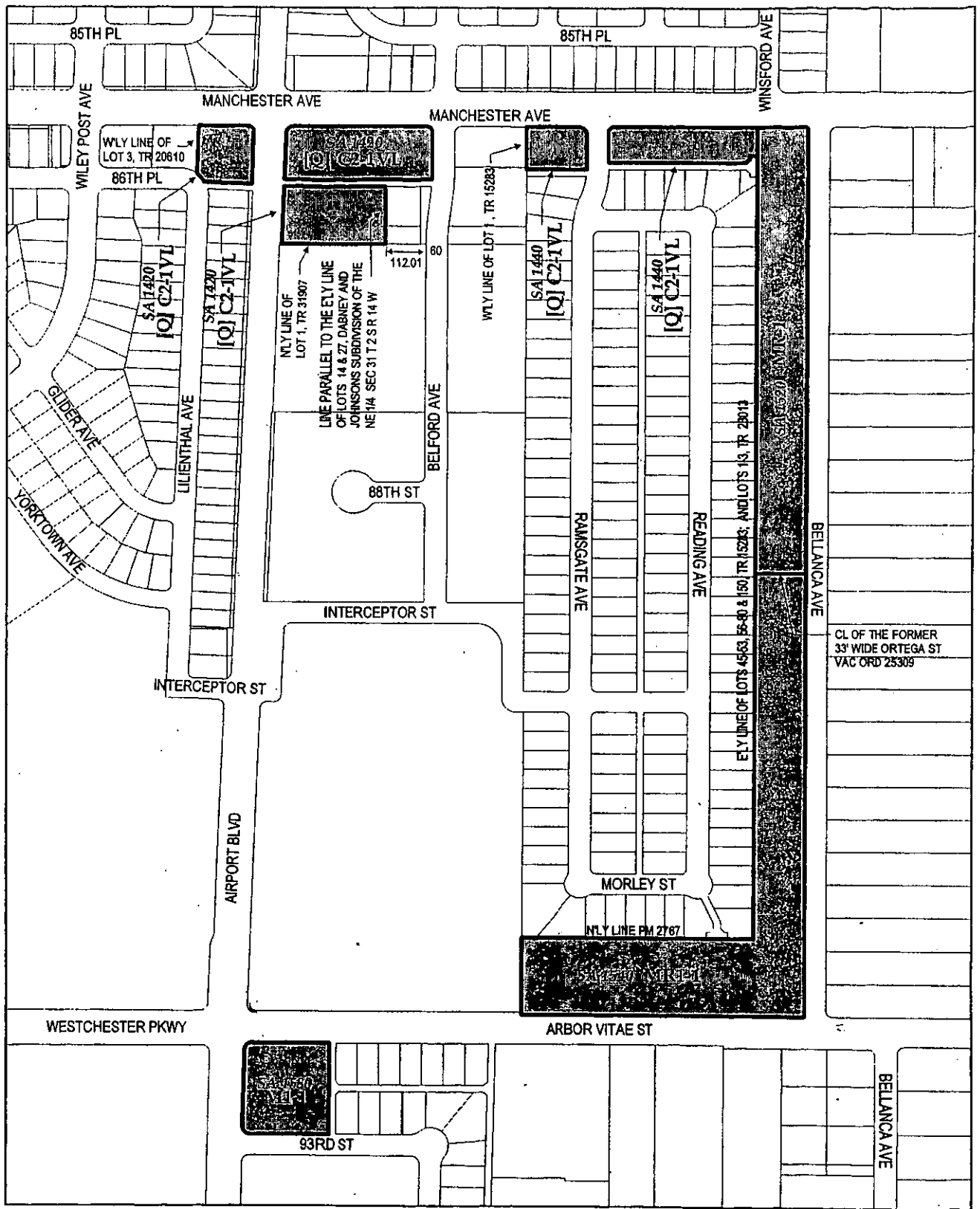
Legend

 SUBAREA W/ ZONE CHANGE



<p>CM 096B169, 096B173 099B169 &amp; 099B173</p>	<p>CPC 1998 - 0010 CPU III</p>
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DWG 1A



SUBAREA : 1420, 1440, 1520, 1540 & 1580

Legend

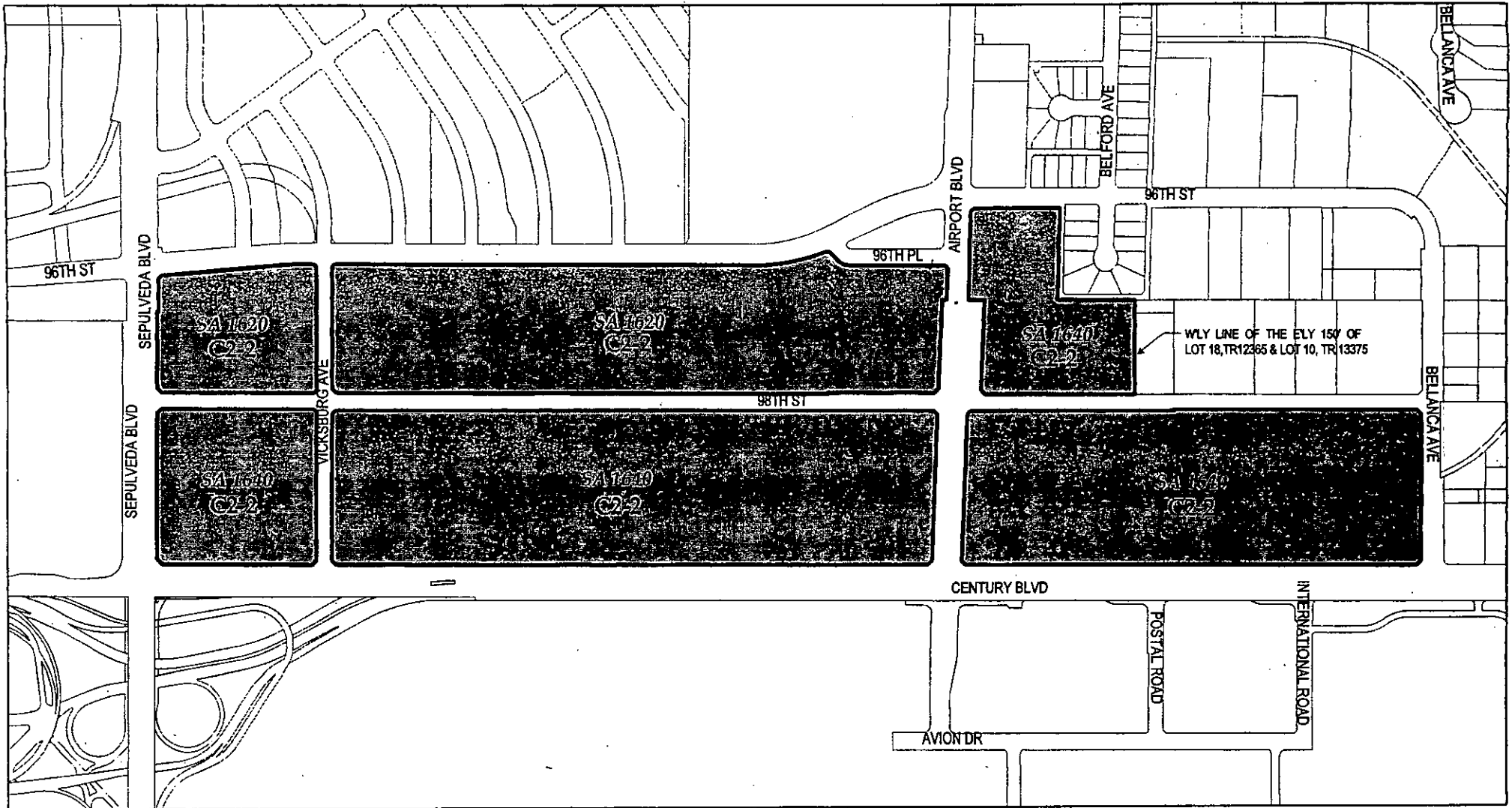
 SUBAREA W/ ZONE CHANGE



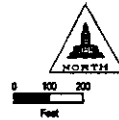
0 100 200  
Feet

CM 093B169 & 096B169	CPC 1998 - 0010 CPU III
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D/G /A/C



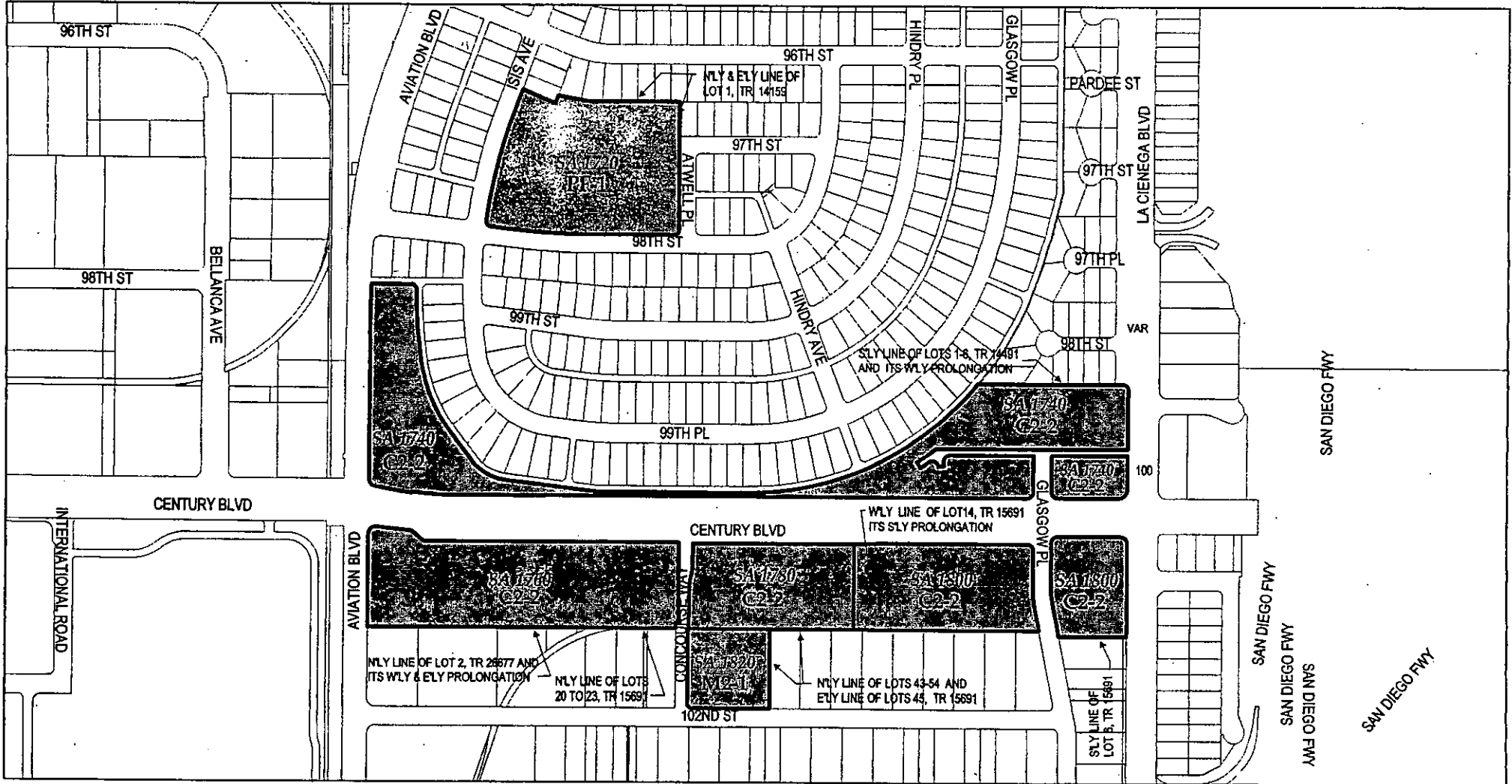
SUBAREA : 1620 & 1640



Legend  
 SUBAREA W/ ZONE CHANGE

CM 090B165, 090B169 093B165 & 093B169	CPC 1998 - 0010 CPU III
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DAGIÆ



**SUBAREA : 1720, 1740, 1760, 1780, 1800 & 1820**



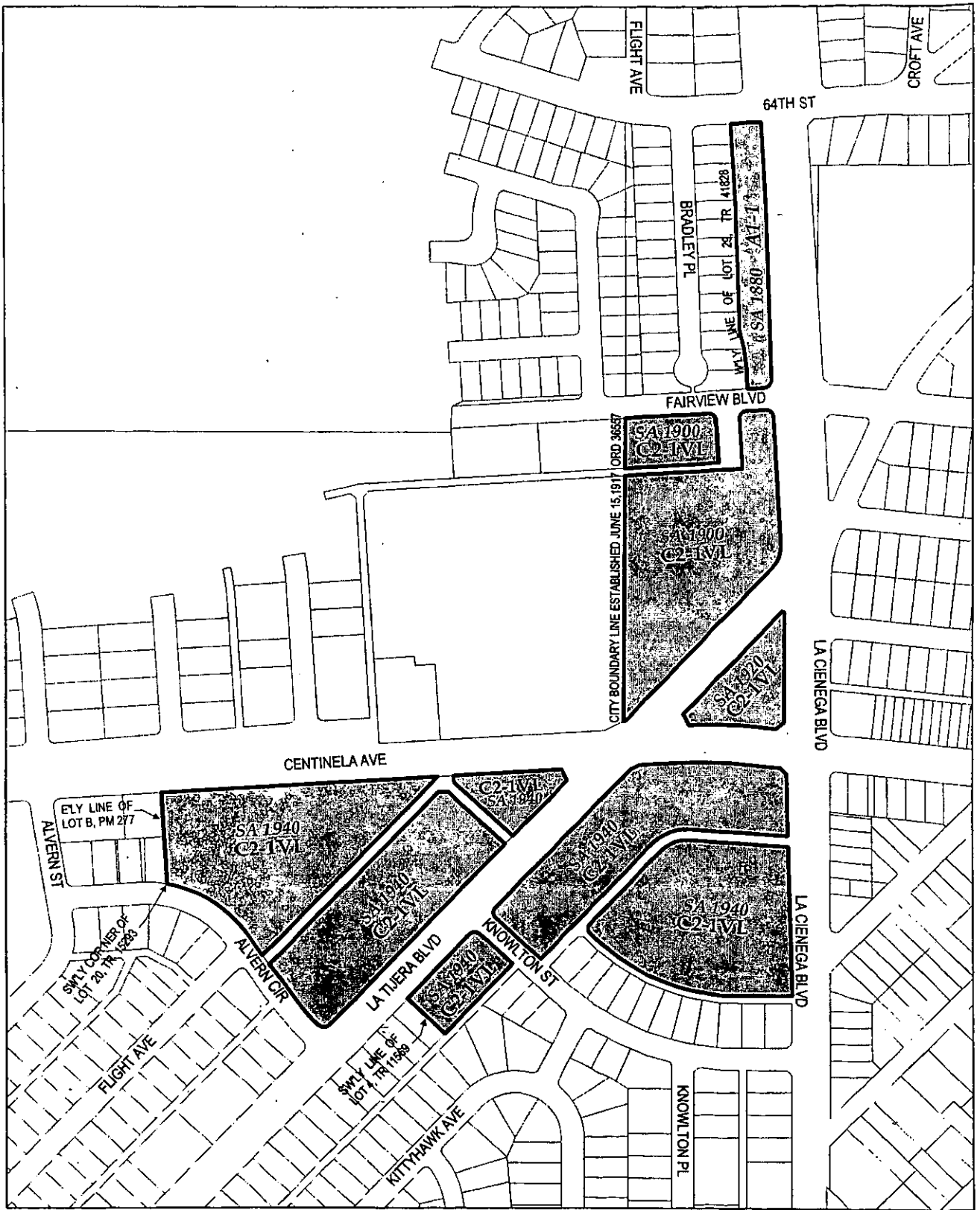
0 100 200  
Feet

CM 090B173 & 093B173	CPC 1998 - 0010 CPU III
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DAG / AG

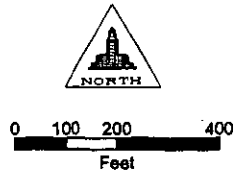
Legend

 SUBAREA W/ ZONE CHANGE



**SUBAREA : 1880, 1900, 1920, & 1940**

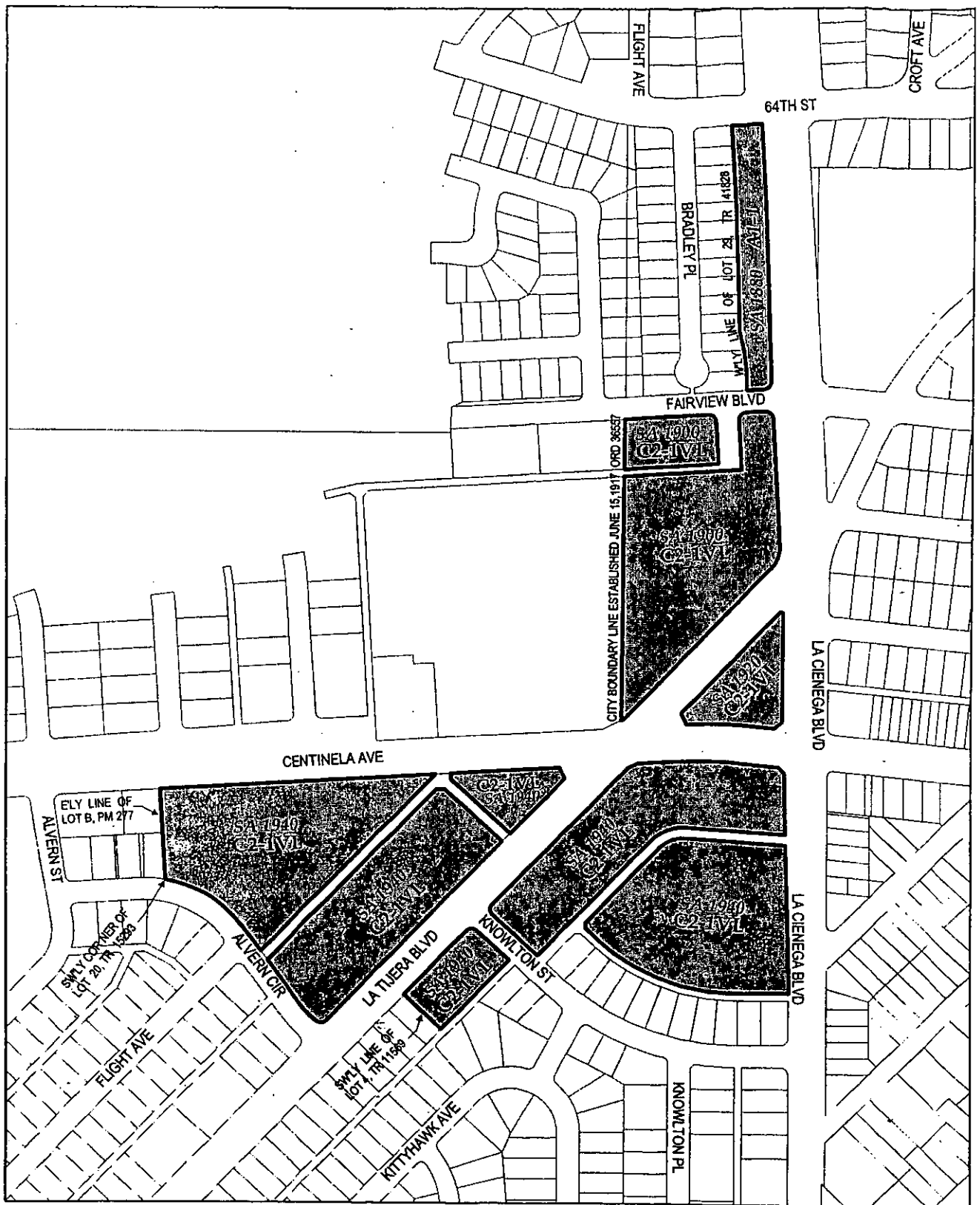
**Legend**  
 SUBAREA W/ ZONE CHANGE



CM 102B173 & 105B173	CPC 1998 - 0010 CPU III
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DAG / AE





**SUBAREA : 1880, 1900, 1920, & 1940**

**Legend**  
 **SUBAREA W/ ZONE CHANGE**



<b>CM 102B173 &amp; 105B173</b>	<b>CPC 1998 - 0010 CPU III</b>
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**DAG/AE**

Sec 5. The City Clerk shall certify to the passage of this ordinance and have it published in accordance with Council policy, either in a daily newspaper circulated in the City of Los Angeles or by posting for ten days in three public places in the City of Los Angeles: one copy on the bulletin board located in the Main Street lobby to the City Hall; one copy on the bulletin board located at the ground level at the Los Angeles Street entrance to the Los Angeles Police Department; and one copy on the bulletin board located at the Temple Street entrance to the Los Angeles County Hall of Records.

I hereby certify that the foregoing ordinance was passed by the Council of the City of Los Angeles, at its meeting of MAY 11 2004.

J. MICHAEL CAREY, City Clerk

By Maria Kokosnik  
Deputy

Approved MAY 19 2004

James Hahn  
Mayor

Approved as to Form and Legality

Pursuant to Charter Section 559, I approve this ordinance and recommend its adoption on behalf of the City Planning Commission . . . . .

Rockard J. Delgadillo, City Attorney

see attached report.

Con Howe  
CON HOWE  
Director of Planning

By \_\_\_\_\_  
Deputy City Attorney

File No. 04-0297

(posting1)

DECLARATION OF POSTING ORDINANCE

I, MARIA C. RICO, state as follows: I am, and was at all times hereinafter mentioned, a resident of the State of California, over the age of eighteen years, and a Deputy City Clerk of the City of Los Angeles, California.

Ordinance No. 175981 - Changing the existing zones, height districts and zoning maps associated with the Westchester Playa Del Rey Community Plan Update Program - a copy of which is hereto attached, was finally adopted by the Los Angeles City Council on May 11, 2004, and under the direction of said City Council and the City Clerk, pursuant to Section 251 of the Charter of the City of Los Angeles and Ordinance No. 172959, on May 24, 2004, I posted a true copy of said ordinance at each of three public places located in the City of Los Angeles, California, as follows: 1) One copy on the bulletin board at the Main Street entrance to Los Angeles City Hall; 2) one copy on the bulletin board at the ground level Los Angeles Street entrance to the Los Angeles Police Department; and 3) one copy on the bulletin board at the Temple Street entrance to the Hall of Records of the County of Los Angeles.

Copies of said ordinance were posted conspicuously beginning on May 24, 2004 and will be continuously posted for ten or more days..

I declare under penalty of perjury that the foregoing is true and correct.

Signed this 24th day of May 2004 at Los Angeles, California.

  
Maria C. Rico, Deputy City Clerk

Ordinance Effective Date: July 3, 2004 Council File No. 04-0247